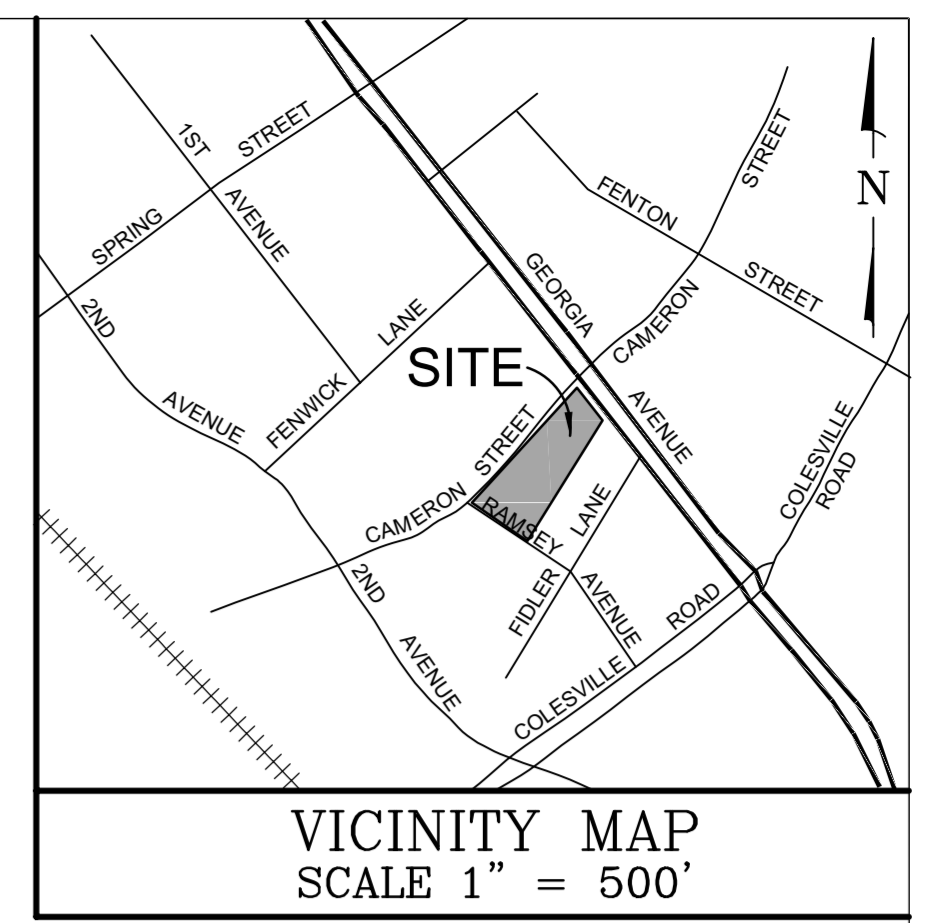




NRI RESOURCE DATA TABLE	
DESCRIPTION	SIZE
Existing Forest	0.00 Acres
Acres of Wetlands/Acres of Forest in Wetlands	0.00/0.00 Acres
Acres of Stream Valley Buffers	0.00/0.00 Acres
Acres of Forest in Stream Valley Buffers	0.00/0.00 Acres
Acres of Floodplain/Acres of Forest in Floodplain	0.00/0.00 Acres
Stream Valley Buffer Length (linear feet)	0
Average Width (per side)	0
Forest to be removed	0 s.f.

SOIL KEY
400 - Urban Land; (Hydrologic Soil Group D) Not hydric; Not highly erodible



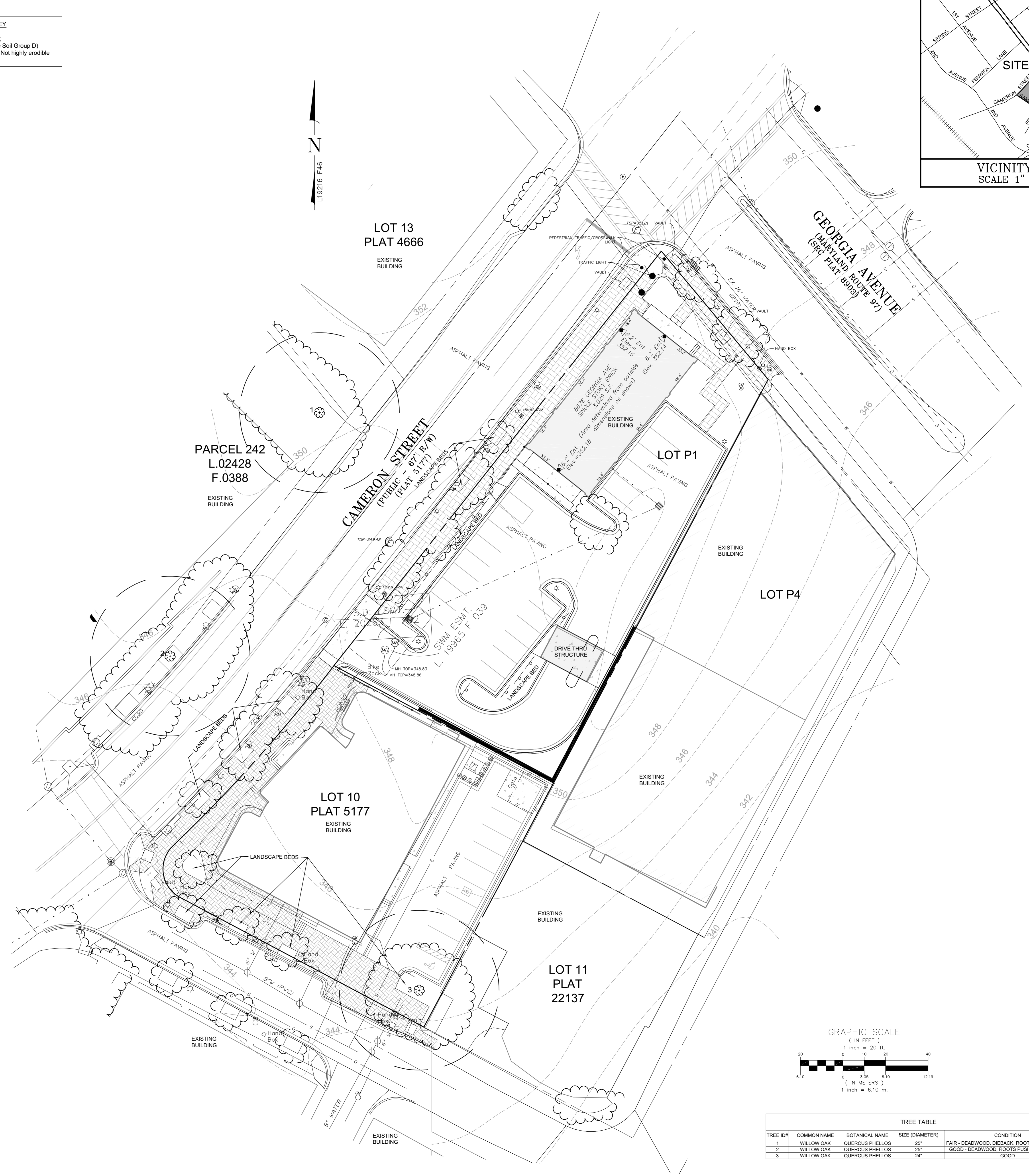
**MHG**  
Civil Engineers  
Land Planners  
Landscape Architects  
Land Surveyors

9220 Wightman Road, Suite 120  
Montgomery Village, MD 20886  
Phone: 301.670.0840  
www.mhga.com

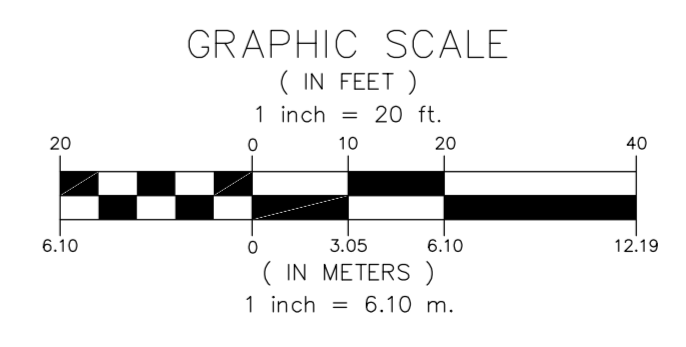
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NATURAL RESOURCE INVENTORY/FOREST STAND DELINEATION NOTES

- TOTAL SITE AREA = 0.84 ACRES (36,649 S.F.) AND CONSISTS OF LOT P1 AND LOT 10 OF WARD AND FIDLER SUBDIVISIONS. LOT P1 OWNED BY 8676 GEORGIA AVENUE LLC IS 22,054 S.F. WITH ADDRESS OF 8676 GEORGIA AVENUE AND TAX ID #13-00984637. LOT 10 OWNED BY TASTE DINNER INC IS 14,595 S.F. WITH ADDRESS OF 8711 RAINEY AVENUE AND TAX ID #13-03277450. BOTH PROPERTY ZONED CR-5.0, C-5.0, R-5.0, H-300.
- TOPOGRAPHY FROM SURVEY BY MACRIS, HENDRICKS, & GLASCOCK P.A.
- BOUNDARY INFORMATION FROM DEEDS OF RECORD.
- SOILS ON-SITE ARE MAPPED ACCORDING TO SOIL SURVEY STAFF, NATURAL RESOURCES CONSERVATION SERVICE, UNITED STATES DEPARTMENT OF AGRICULTURE, WEB SOIL SURVEY, AVAILABLE ONLINE AT <https://websoilsurvey.sc.egov.usda.gov/>, ACCESSED [10/14/2022].
- NO SLOPES GREATER THAN 25% EXIST ON-SITE. NO SLOPES 15-25% ON HIGHLY ERODIBLE SOILS EXIST ON-SITE.
- THE SITE DRAINS TO LOWER ROCK CREEK. THIS PORTION OF THE LOWER ROCK CREEK WATERSHED IS DESIGNATED AS USE CLASS I WATERS BY THE STATE OF MARYLAND.
- PROPERTY IS NOT LOCATED WITHIN A SPECIAL PROTECTION AREA (SPA) OR A PRIMARY MANAGEMENT AREA (PMA). PER SITE VISIT NO WETLANDS, STREAMS, SEEPS, OR SPRINGS WERE FOUND TO EXIST ON SITE. NO STREAM VALLEY BUFFERS EXIST ON SITE. NO WETLANDS PER NATIONAL WETLANDS INVENTORY ONLINE MAPPING TOOL. NO FLOODPLAIN EXISTS PER FEMA PANEL #24031C0460D.
- UTILITIES (I.E. WATER, SEWER, STORM DRAIN, CULVERTS, ELECTRIC, PHONE) ARE SHOWN IN SURVEYED LOCATIONS.
- THERE IS NO FOREST AREA ON-SITE.
- TASTE DINNER PROPERTY IS LISTED AS A HISTORIC SITE #36/013-000A ON MCATLAS.ORG.
- INDIVIDUAL TREE LOCATIONS ARE IN SURVEYED LOCATIONS. TREE DBH WAS MEASURED USING A DIAMETER TAPE.
- FIELDWORK FOR THIS INVENTORY WAS CONDUCTED ON 10/17/2022 BY FRANK JOHNSON.
- NO RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED ON-SITE. MD DNR RESPONSE LETTERS DATED 12-08-22 FOR LOT P1 AND 01-25-23 FOR LOT 10 REPORT NO KNOWN RECORDS OF RARE, THREATENED OR ENDANGERED SPECIES.
- THERE ARE NO NATIONAL STATE OR COUNTY CHAMPION TREES ON-SITE. NO TREES ON-SITE ARE 75% OR GREATER OF THE CURRENT STATE CHAMPION.
- THIS INVENTORY IN NO WAY CONSTITUTES A HAZARD TREE SURVEY. TREE CONDITIONS ARE GENERALLY ACCURATE BASED ON VISUAL OBSERVATION PER USUAL AND CUSTOMARY PRACTICE IN ACCORD WITH STATE AND COUNTY FOREST CONSERVATION LEGISLATION. THE EXAMINATION DETAIL REQUIRED TO PROVIDE A COMPREHENSIVE ANALYSIS OF BIOLOGICAL AND STRUCTURAL HEALTH IS BEYOND THE SCOPE OF THIS INVESTIGATION. CONDITION RATINGS ARE THE OPINION OF THE UNDERSIGNED PREPARER AND NOT THE APPROVING AGENCY. MHG ASSUMES NO LIABILITY FOR INJURY OR PROPERTY DAMAGE THAT MAY OCCUR AS A RESULT OF TREE FAILURE ON THIS PROPERTY.
- EXEMPTION APPLIED FOR: 22A-5(S1) SMALL PROPERTY. THE PROPERTY IS A TRACT OF LAND LESS THAN 1.5 ACRES WITH NO EXISTING FOREST OR EXISTING SPECIMEN OR CHAMPION TREES AND THE AFFORESTATION REQUIREMENTS WOULD NOT EXCEED 10,000 S.F.



LEGEND	
	SIGNIFICANT TREE
	CRITICAL ROOT ZONE
	LIGHT
	SEWER
	STORM DRAIN
	WATER
	GAS
	EXISTING CONTOUR
	PROPERTY BOUNDARY
	CURB & GUTTER
	SIGN
	FIRE HYDRANT
	OVERHEAD WIRES
	FENCE
	GAUGED RAIL
	COMMUNICATION LINE
	MANHOLE
	CONCRETE
	BRICK WALK
	PARKING METER
	TREE CANOPY



TREE TABLE			
TREE ID#	COMMON NAME	BOTANICAL NAME	CONDITION
1	WILLOW OAK	QUERCUS PHELLOS	25" FAIR - DEADWOOD, DIEBACK, ROOTS CONSTRAINED
2	WILLOW OAK	QUERCUS PHELLOS	25" GOOD - DEADWOOD, ROOTS PUSHING UP BRICKS
3	WILLOW OAK	QUERCUS PHELLOS	24" GOOD

FRANK C. JOHNSON  
DATE: 04/19/2023  
RECOGNIZED AS QUALIFIED PROFESSIONAL BY MD DEPT. OF NATURAL RESOURCES  
COMARK 1910631

Qualified Professional Certification  
I hereby certify that the information shown herein is correct and that this plan has been prepared in accordance with the requirements of the building state and county forest conservation legislation.

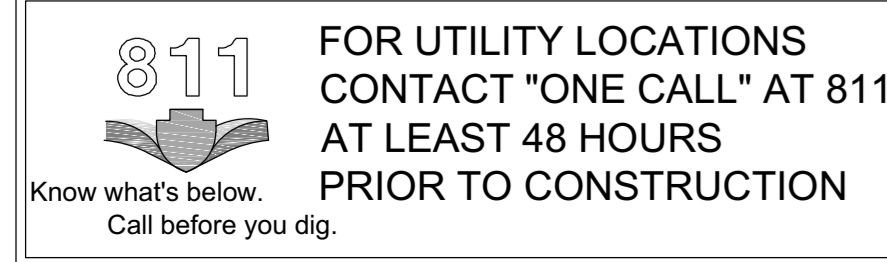
8676 Georgia Avenue, LLC  
3939 Wisconsin Avenue, Suite 100  
Washington, D.C. 20016

TAX MAP #N343 WSSC 210RW02  
L. 19216 F.45  
13TH ELECTION DISTRICT  
MONTGOMERY COUNTY  
MARYLAND

**LOT P1 & LOT 10  
WARD & FIDLER  
SUBDIVISION**

PROJ. MGR PGL  
DRAWN BY FCJ  
SCALE 1"=20'  
DATE 02/07/2023

**SIMPLIFIED NATURAL  
RESOURCE INVENTORY -  
EXISTING CONDITIONS  
#42023137E**





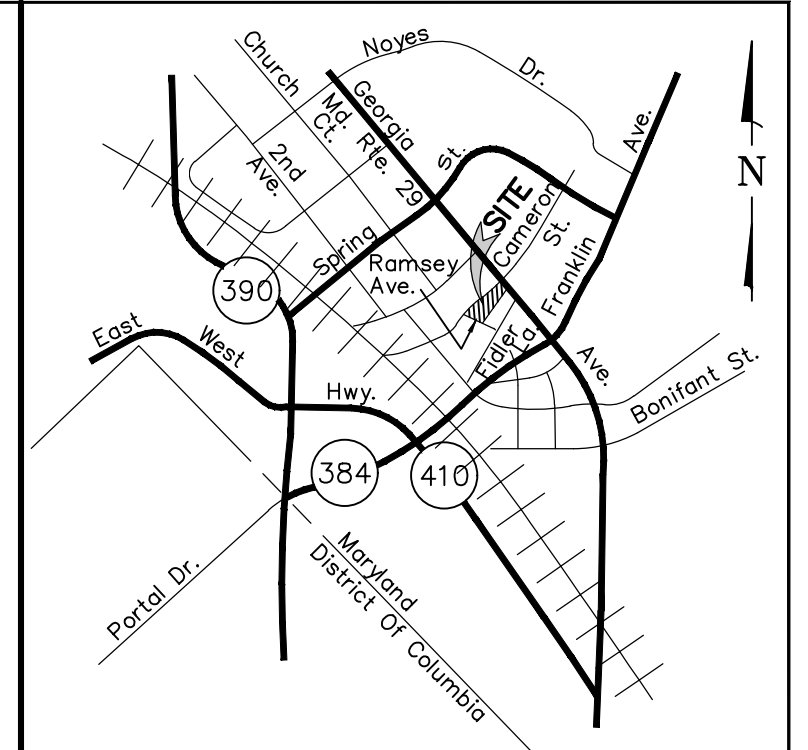
Civil Engineers  
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Montgomery Village, MD 20886  
Phone: 301.670.0840  
www.mhga.com

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Professional Certification  
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the Laws of the State of Maryland, Lic. No. 35186 Exp. Date: 01/05/2026

PREPARED FOR:  
8676 GEORGIA AVENUE, LLC  
3939 WISCONSIN AVENUE  
SUITE 100  
WASHINGTON, D.C. 20016



VICINITY MAP  
SCALE 1" = 2,000'  
COPYRIGHT ADC THE MAP PEOPLE  
PERMITTED USE NO. 203399666

SUBJECT PROPERTY: PT LOT 1 (PARCEL N217) 8,868 P.414 LOT 10 PLAT 21255  
PROPERTY OWNER: 8676 GEORGIA AVENUE, LLC 3939 WISCONSIN AVENUE SUITE 100 WASHINGTON, D.C. 20016  
TRACT AREA: 45,503 SF (1.04AC)  
PRIOR DEDICATIONS: 8,854 SF (0.20 AC)  
EXISTING SITE AREA: 36,649 SF (0.84 AC)  
PROPOSED DEDICATION: 2,019 SF (0.05 AC)  
PROPOSED SITE AREA: 34,630 SF (0.79 AC)  
PROPOSED NUMBER OF LOTS: 1 LOT  
ZONING CLASSIFICATION: CR-5.0, C-5.0, R-5.0, H-300 DOWNTOWN SILVER SPRING OVERLAY  
EXISTING USES: BANK (2,870 SF) RESTAURANT (7,074 SF)  
PROPOSED USES: MF RESIDENTIAL (500,000 SF, 493 UNITS) COMMERCIAL (20,000 SF)

CRS.0 C-5.0 R-5.0 H-300 ZONE DEVELOPMENT STANDARDS  
OPTIONAL METHOD OF DEVELOPMENT / DOWNTOWN SILVER SPRING OVERLAY ZONING ORDINANCE SECTIONS 59-4.4 & 59-4.9.8

DEVELOPMENT STANDARD	PERMITTED/REQUIRED	PROPOSED
MINIMUM PUBLIC BENEFIT POINTS	100 POINTS (3 CATEGORIES) <sup>1</sup>	110 POINTS (4 CATEGORIES)
MINIMUM PUBLIC OPEN SPACE	10% (3,463 SF)	N/A <sup>2</sup>
MINIMUM GREEN COVER	35%	35%
MAXIMUM COMMERCIAL DENSITY (FAR) - BASE	5.00 (227,515 SF)	0.44 (20,000 SF) <sup>1</sup>
MAXIMUM RESIDENTIAL DENSITY (FAR) - BASE	5.00 (227,515 SF)	4.56 (207,515 SF)
MAXIMUM RESIDENTIAL DENSITY (FAR) - BONUS	1.01 (45,965 SF) <sup>3</sup>	1.01 (45,965 SF)
DSS DENSITY	N/A	4.98 (226,500 SF) <sup>4</sup>
MAXIMUM TOTAL DENSITY (FAR)	5.00 (227,515 SF)	10.99 (500,000 SF)
MAXIMUM RESIDENTIAL DENSITY, DWELLING UNITS	N/A	493 UNITS
MINIMUM MPDUS	15.0%	15.1%
MAXIMUM BUILDING HEIGHT	300 FT	312 FT <sup>5</sup>
MINIMUM VEHICLE PARKING SPACES REQUIRED	303 SPACES	406 SPACES <sup>6</sup>
MAXIMUM VEHICLE PARKING SPACES ALLOWED	770 SPACES	406 SPACES <sup>6</sup>
MINIMUM BICYCLE PARKING SPACES REQUIRED	103 SPACES	104 SPACES

- 1. THE PROJECT WILL PROVIDE 15% MPDUS, THEREFORE PER THE CR INCENTIVE DENSITY GUIDELINES, ONE LESS PUBLIC BENEFIT POINT CATEGORY THAN REQUIRED UNDER 4.5.4.2 MUST BE SATISFIED.
- 2. THE PROJECT SITE IS NOT RECOMMENDED FOR PUBLIC OPEN SPACE IN THE SILVER SPRING DOWNTOWN AND ADJACENT COMMUNITIES PLAN, THEREFORE IN LIEU OF ON-SITE PUBLIC OPEN SPACE A CONTRIBUTION WILL BE PROVIDED TO MONTGOMERY PARKS IN ACCORDANCE WITH 59-4.9.8 AND MASTER PLAN INTERPRETATION / POLICY DOCUMENT MNCPPC 2024-01. FINAL CONTRIBUTION AMOUNT TO BE DETERMINED WITH THIS SITE PLAN. BONUS DENSITY (22.16%) IS PROPOSED IN ACCORDANCE WITH 59-4.9.2.C.2 FOR PROVIDING 15.1% MPDUS. THE 22.16% BONUS (PROPOSED) IS APPLIED TO THE AVAILABLE ON-SITE MAPPED RESIDENTIAL. AFTER DEDUCTING THE ON-SITE COMMERCIAL SQUARE FOOTAGE PROPOSED.
- 3. A CONTRIBUTION FOR DSS DENSITY WILL BE MADE IN ACCORDANCE WITH 59-4.9.8.C.2.4.
- 4. PURSUANT TO SECTION 59-4.9.8.C.3.b, THE PROJECT QUALIFIES FOR AN ADDITIONAL 12 FEET OF BUILDING HEIGHT FOR PROVIDING MPDUS IN EXCESS OF 15%.
- 5. REFER TO ARCHITECTURAL GARAGE PLANS FOR PARKING SPACE BREAKDOWN.
- 6. COMMERCIAL SPACE MAY BE DEVOTED TO ANY PERMITTED OR LIMITED NON-RESIDENTIAL USES UNDER 59-3, AS LONG AS LIMITED USE STANDARDS ARE MET, IF APPLICABLE.

VEHICLE PARKING CALCULATIONS (MINIMUM REQUIRED WITH ADJUSTMENTS PER 59-4.2.3.1)

USE	DENSITY	BASELINE	METRIC	NADMS	MPDU	UNBUNDLED	REQUIREMENT
RES. UNITS (MPDUS)	75 UNITS	1.00/UNIT	0.80/UNIT	0.40/UNIT	0.40/UNIT	0.40/UNIT	35.00
RES. UNITS (STUDIO, MARKET)	44 UNITS	1.00/UNIT	0.80/UNIT	N/A	0.40/UNIT	0.40/UNIT	17.60
MF RES. UNITS (BR, MARKET)	214 UNITS	1.00/UNIT	0.80/UNIT	N/A	0.40/UNIT	0.40/UNIT	85.60
MF RES. UNITS (2BR, MARKET)	160 UNITS	1.00/UNIT	0.80/UNIT	N/A	0.40/UNIT	0.40/UNIT	64.00
RESIDENTIAL SUBTOTAL	493 UNITS						226.20 (247) <sup>7</sup>
COMMERCIAL <sup>8</sup>	20,000 SF	3.5/1000	2.8/1000	N/A	N/A	N/A	56.00
TOTAL							303 SPACES

VEHICLE PARKING CALCULATIONS (MAXIMUM ALLOWED)

USE	DENSITY	METRIC	REQUIREMENT
RES. UNITS (STUDIO)	53 UNITS	1.00/UNIT	53.00
RES. UNITS (1 BR)	252 UNITS	1.25/UNIT	315.00
RES. UNITS (2 BR)	188 UNITS	1.50/UNIT	282.00
COMMERCIAL <sup>8</sup>	20,000 SF	6.0/1000	120.00
TOTAL			770 SPACES

LONG TERM BICYCLE PARKING CALCULATIONS (MINIMUM)

USE	DENSITY	METRIC	REQUIREMENT
MULTIFAMILY RES UNITS	493 UNITS	0.475/UNIT (95 MAX)	90.00
COMMERCIAL <sup>8</sup>	20,000 SF	0.150/10,000 SF (60 MAX)	1.00
TOTAL			96 SPACES

SHORT TERM BICYCLE PARKING CALCULATIONS (MINIMUM)

USE	DENSITY	METRIC	REQUIREMENT
MULTIFAMILY RES UNITS	493 UNITS	0.025/UNIT (5 MAX)	5.00
COMMERCIAL <sup>8</sup>	20,000 SF	0.850/10,000 SF (60 MAX)	2.00
TOTAL			7 SPACES

- 1. MINIMUM COMMERCIAL PARKING BASED ON RETAIL/SERVICE ESTABLISHMENT METRIC OF A MINIMUM OF 3.5 SPACES AND MAXIMUM OF 6.0 SPACES PER 1,000 SQUARE FEET OF GROSS LEASABLE AREA. COMMERCIAL SPACE MAY BE DEVOTED TO OTHER COMMERCIAL USES WITHOUT REQUIRING A SITE PLAN AMENDMENT.
- 2. ADJUSTMENTS UNDER SECTION 6.2.3.1 TO THE MINIMUM NUMBER OF REQUIRED PARKING SPACES MUST NOT RESULT IN A REDUCTION BELOW 50% OF THE BASELINE PARKING MINIMUM OR SHARED PARKING MODEL MINIMUM EXCEPT FOR ADJUSTMENTS ALLOWED UNDER 6.2.3.1.8.

PUBLIC BENEFIT POINTS SUMMARY

PUBLIC BENEFIT (SEE CALCULATIONS)	POINTS POSSIBLE	POINTS ACHIEVED
CONNECTIVITY & MOBILITY	10.00	7.79
DIVERSITY OF USES AND ACTIVITIES	20.00	1.21
AFFORDABLE HOUSING	N/A	31.20
QUALITY BUILDING & SITE DESIGN	20.00	10.00
ARCHITECTURAL ELEVATIONS	10.00	10.00
EXCEPTIONAL DESIGN	20.00	20.00
HISTORIC RESOURCE PROTECTION	20.00	10.00
STRUCTURED PARKING	20.00	10.00
PROTECTION & ENHANCEMENT OF THE NATURAL ENVIRONMENT	30.00	10.23
BUILDING LOT TERMINATIONS (BLT)	10.00	10.00
RECYCLING FACILITY PLAN	-	-
TOTAL POINTS (4 CATEGORIES)	-	110.43

CONNECTIVITY AND MOBILITY

MINIMUM PARKING:	POINTS
MAXIMUM ALLOWED SPACES (A): 770 SPACES	10.00
MINIMUM REQUIRED SPACES (R): 303 SPACES	7.79
PROPOSED SPACES (P): 406 SPACES	7.79
FORMULA: $(A-P)/R \times 10 = (770-406)/303 \times 10 = 7.79$ POINTS	
POINTS PROPOSED = 7.79	

DIVERSITY OF USES AND ACTIVITIES

AFFORDABLE HOUSING:	POINTS
PER THE CR INCENTIVE DENSITY GUIDELINES, THERE IS NO LIMITATION ON THE NUMBER OF POINTS FOR PROVIDING MORE THAN 12.5% MPDUS. AT LEAST ONE MORE MPDU THAN WOULD BE REQUIRED AT 12.5% MUST BE PROVIDED.	31.20
TOTAL UNITS PROVIDED = 493 UNITS	
MPDUS AT 12.5% = 62 UNITS	
TOTAL MPDUS PROVIDED = 75 (15.1%)	
FORMULA: $(15.1 - 12.5) \times 12 = 31.2$ POINTS	
POINTS PROPOSED = 31.2	

ENHANCED ACCESSIBILITY FOR THE DISABLED

PER CR INCENTIVE DENSITY GUIDELINES, DWELLING UNITS THAT SATISFY ANSI A117.1 RESIDENTIAL TYPE A STANDARDS OR AN EQUIVALENT COUNTY STANDARD ARE ELIGIBLE FOR INCENTIVE DENSITY POINTS OF UP TO 20 POINTS ON A SLIDING SCALE CALCULATED ON THE PERCENTAGE OF COMPLYING UNITS.	POINTS
ANSI 117.1 UNITS (A) = 2	10.00
TOTAL UNITS (T) = 493	
FORMULA: $(A/T) \times 300 = 1.21$ POINTS	
POINTS PROPOSED = 1.21	

PROTECTION & ENHANCEMENT OF THE NATURAL ENVIRONMENT

BUILDING LOT TERMINATION (REQUIRED IN CR ZONE):	POINTS
INCENTIVE DENSITY = 477,248 SF	10.00
7.5% OF INCENTIVE DENSITY = 35,793.64 SF	
EQUIVALENT PAYMENT = 39,543.64 SF / 31,500.00 SF = 1.136 BLT	
FORMULA: $1.136 \text{ BLT} \times 9 \text{ POINTS PER BLT} = 10.23$ POINTS	
POINTS PROPOSED = 10.23	

RECYCLING FACILITY PLAN

RECYCLING PLAN AND FACILITIES WILL MEET OR EXCEED THE REQUIREMENTS IN MONTGOMERY COUNTY EXECUTIVE REGULATIONS 15-04AM AND 15-04. PER CR INCENTIVE DENSITY GUIDELINES, 5 POINTS IS APPROPRIATE FOR DEVELOPMENT THAT MEETS THIS REQUIREMENT. THE APPLICANT SEEKS ADDITIONAL POINTS FOR PROVIDING DEDICATED RECYCLING CONTAINERS WITHIN THE ADJOINING THROUGH BLOCK CONNECTION, AS WELL AS A PAPER SHREDDER AND A COOKING OIL CONTAINER IN THE TRASH/RECYCLING ROOM.	POINTS
POINTS PROPOSED = 10	

DEVELOPER'S CERTIFICATE  
THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF SITE PLAN APPROVAL NO. 820250050 INCLUDING APPROVAL CONDITIONS, DEVELOPMENT PROGRAM AND CERTIFIED SITE PLAN.  
DEVELOPER: 8676 GEORGIA AVENUE, LLC, A MARYLAND LIMITED LIABILITY COMPANY  
BY: 8676 GEORGIA AVENUE MM, LLC, A DELAWARE LIMITED LIABILITY COMPANY  
BY: ROADSIDE MANAGEMENT LLC, A DISTRICT OF COLUMBIA LIMITED LIABILITY COMPANY, ITS MANAGER  
ADDRESS: 3939 WISCONSIN AVENUE, SUITE 100, WASHINGTON, DC 20016  
PHONE: 202-375-7979  
SIGNATURE: \_\_\_\_\_  
NAME: TODD WEISS  
TITLE: AN AUTHORIZED MEMBER

PUBLIC PARKING LOT #71 L.2428 F.388

PUBLIC PARKING LOT #71 L.3171 F.680

LOTS 1-57 PARCELS A-D PLAT No. 20908

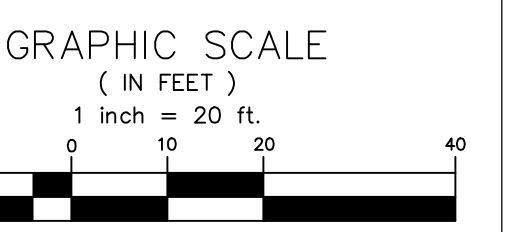
PART OF LOT 13 PLAT No. 4666 B.50749 P.99

PARCEL N165 PLAT No. 3861 L.46945 F.195

PART OF LOT 4 PLAT No. 318

LOT 11 PLAT No. 22137

RAMSEY AVENUE (B-21) SECTOR PLAN RW = 54'



QUALITY BUILDING AND SITE DESIGN  
ARCHITECTURAL ELEVATIONS: PER CR INCENTIVE DENSITY GUIDELINES, 10 POINTS IS APPROPRIATE FOR DEVELOPMENT THAT PROVIDES AND IS BOUND BY ARCHITECTURAL ELEVATIONS AS A PART OF THE CERTIFIED SITE PLAN, SHOWING PARTICULAR ELEMENTS OF THE FACADE, INCLUDING:  
- MINIMAL AMOUNT OF TRANSPARENCY ON THE FIRST FLOOR  
- MINIMAL SPACING BETWEEN OPERABLE DOORS  
DESIGN PRIORITIES OF THE APPLICABLE MASTER PLAN AND/OR IMPLEMENTING DESIGN GUIDELINES. REFER TO ARCHITECTURAL AND DESIGN NARRATIVE IN THE STATEMENT OF JUSTIFICATION FOR DETAILS.  
POINTS PROPOSED = 10  
EXCEPTIONAL DESIGN: PER CR INCENTIVE DENSITY GUIDELINES, 10 POINTS IS APPROPRIATE FOR DEVELOPMENT THAT MEETS ALL OF THE FOLLOWING CRITERIA. REFER TO ARCHITECTURAL AND DESIGN NARRATIVE IN THE STATEMENT OF JUSTIFICATION FOR DETAILS.  
- PROVIDING INNOVATIVE SOLUTIONS IN RESPONSE TO THE IMMEDIATE CONTEXT.  
- CREATING A SENSE OF PLACE AND SERVES AS A LANDMARK.  
- ENHANCING THE PUBLIC REALM IN A DISTINCT AND ORIGINAL MANNER.  
- INTRODUCING MATERIALS, FORMS OR BUILDING METHODS UNIQUE TO THE IMMEDIATE VICINITY OR APPLIED IN A UNIQUE WAY.  
- DESIGNING COMPACT, INFILL DEVELOPMENT SO LIVING, WORKING AND SHOPPING ENVIRONMENTS ARE MORE PLEASURABLE AND DESIRABLE ON A PROBLEMATIC SITE.  
- INTEGRATING LOW-IMPACT DEVELOPMENT METHODS INTO THE OVERALL DESIGN OF THE SITE AND BUILDING, BEYOND GREEN BUILDING OR SITE REQUIREMENTS.  
POINTS PROPOSED = 10  
STRUCTURED PARKING: PER CR INCENTIVE DENSITY GUIDELINES, UP TO 20 POINTS IS APPROPRIATE FOR DEVELOPMENT THAT SEEKS TO MINIMIZE CONFLICTS BETWEEN VEHICLES, PEDESTRIANS, AND CYCLISTS AND REDUCE THE VISUAL IMPACTS OF VEHICLE ACCESS AND PARKING ON THE PUBLIC REALM. ALL PARKING FOR PLANNED DEVELOPMENT WILL BE BELOW GRADE.  
ABOVE GRADE SPACES (A) = 406 SPACES  
BELOW GRADE SPACES (B) = 0 SPACES  
TOTAL SPACES (T) = 406 SPACES  
FORMULA:  $(A/T) \times 10 + (B/T) \times 20 = [(406/406) \times 10] + [(0/406) \times 20] = 10.00$   
POINTS PROPOSED = 10.00  
HISTORIC RESOURCE PROTECTION: PER CR INCENTIVE DENSITY GUIDELINES, UP TO 10 POINTS IS APPROPRIATE FOR PROJECTS THAT PROTECT HISTORIC RESOURCES BY INTEGRATING AND CONSTRUCTING CONTEXT-APPROPRIATE LANDSCAPE AND SETTINGS. THE APPLICATION SEEKS ADDITIONAL POINTS FOR PROTECTING AND INCORPORATING THE HISTORIC TASTEE DINER STREET CAR, AND ALSO INCORPORATING THIS FEATURE AT THE PROMINENT CORNER OF CAMERON STREET AND RAMSEY AVENUE.  
POINTS PROPOSED = 20

REVISIONS

NO.	DESCRIPTION	DATE

TAX MAP JN343 W58C 210N/02  
PLAT 21255

13TH ELECTION DISTRICT  
MONTGOMERY COUNTY  
MARYLAND

PT LOT 1 (PARCEL N217) & LOT 10 WARD & FIDLER SUBDIVISION

8676 GEORGIA AVENUE

PROJ. MGR PGL

DRAWN BY PGL

SCALE 1" = 20'

DATE 02.27.2025

SITE PLAN 820250050 DEVELOPMENT DATA

SP2.01

PROJECT NO. 99.353.42  
SHEET NO. 1 OF 1

Attachment B

# Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Date Mailed:

**July 26, 2024**

MCPB No. 24-066  
Preliminary Plan No.120230150  
**8676 Georgia Avenue**  
Date of Hearing: July 18, 2024

## RESOLUTION

WHEREAS, under Montgomery County Code Chapter 50, the Montgomery County Planning Board is authorized to review preliminary plan applications; and

WHEREAS, on March 20, 2024, 8676 Georgia Avenue LLC (“Applicant”) filed an application for approval of a preliminary plan of subdivision of property that would create one (1) lot on a 1.04 acre tract of land in the of CR-5.0, C-5.0, R-5.0, H-300 zone and Downtown Silver Spring Overlay Zone, located at the southern quadrant of the intersection of Georgia Avenue and Cameron Street (“Subject Property”), in the Silver Spring CBD Policy Area and 2022 *Silver Spring Downtown and Adjacent Communities Plan* (“Sector Plan”) area; and

WHEREAS, Applicant’s preliminary plan application was designated Preliminary Plan No.120230150, 8676 Georgia Avenue (“Preliminary Plan” or “Application”); and

WHEREAS, following review and analysis of the Application by Planning Board staff (“Staff”) and other governmental agencies, Staff issued a memorandum to the Planning Board, dated July 8, 2024, providing its analysis and recommendation for approval of the Application, subject to certain conditions (“Staff Report”); and

WHEREAS, on July 18, 2024, the Planning Board held a public hearing on the Application and voted to approve the Application subject to conditions, on the motion of Commissioner Hedrick, seconded by Vice Chair Pedoeem, with a vote of 5-0; Chair Harris, Vice Chair Pedoeem and Commissioners Bartley, Hedrick, and Linden voting in favor.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board APPROVES Preliminary Plan No. 120230150 to create one (1) lot on the Subject Property, subject to the following conditions:<sup>1</sup>

---

<sup>1</sup> For the purpose of these conditions, the term “Applicant” shall also mean the developer, the owner, or any successor(s) in interest to the terms of this approval.

MCPB No. 24-066  
Preliminary Plan No.120230150  
**8676 Georgia Avenue**  
Page 2

## General Approval

1. This Preliminary Plan is limited to one (1) lot for up to 550,000 square feet of total development, including up to 525 multifamily dwelling units and up to 25,000 square feet of non-residential density.

## Adequate Public Facilities

2. The Adequate Public Facilities (“APF”) review for the Preliminary Plan will remain valid for five (5) years from the initiation date (as defined in Montgomery County Code Section 50.4.3.J.5).

## Plan Validity Period

3. The Preliminary Plan will remain valid for three (3) years from its initiation date (as defined in Montgomery County Code Section 50.4.2.G), and before the expiration date of this validity period, a final record plat for all property delineated on the approved Preliminary Plan must be recorded in the Montgomery County Land Records or a request for an extension filed.

## Outside Agencies

4. The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Transportation (“MCDOT”) in its letter dated June 25, 2024, and incorporates them as conditions of the Preliminary Plan approval. The Applicant must comply with each of the recommendations in the letter, which may be amended by MCDOT if the amendment does not conflict with any other conditions of the Preliminary Plan approval.
5. Before recording a plat for the Subject Property, the Applicant must satisfy MCDOT’s requirements for access and improvements.
6. The Planning Board has reviewed and accepts the recommendations of the Maryland State Highway Administration (“MDOT SHA”) in its letter dated June 28, 2024, and incorporates them as conditions of the Preliminary Plan approval with the exception of items 1 and 3 from Travel Forecasting and Analysis Division (TFAD). The Applicant must comply with each of the other recommendations in the letter, (with the exception of those identified above), which may be amended by MDOT SHA if the amendment does not conflict with any other conditions of the Preliminary Plan approval.
7. The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Permitting Services (“MCDPS”), Water Resources Section in its stormwater management concept letter dated April 8, 2024, and incorporates them as conditions of the Preliminary Plan approval. The Applicant must comply with each of the

recommendations in the letter, which may be amended by MCDPS – Water Resources Section if the amendment does not conflict with any other conditions of the Preliminary Plan approval.

8. The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Permitting Services (“MCDPS”), Fire Department Access and Water Supply Section in its letter dated May 28, 2024, and incorporates them as conditions of approval. The Applicant must comply with each of the recommendations in the letter, which MCDPS may amend if the amendment does not conflict with other conditions of Preliminary Plan approval.
9. The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Housing and Community Affairs (“DHCA”), in its letter dated May 30, 2024, and incorporates them as conditions of approval. The Applicant must comply with each of the recommendations in the letter, which DHCA may amend if the amendment does not conflict with other conditions of Preliminary Plan approval.

#### Future Site Plan Approval Required

10. Except for demolition and/or clearing and grading associated with the demolition of the existing building, before approval of a record plat, the Applicant must receive Staff certification of any subsequent Site Plan(s) associated with this Preliminary Plan. The number and location of site elements including but not limited to buildings, dwelling units, on-site parking, site circulation, sidewalks and landscaping is determined through site plan review and approval.
11. If an approved site plan or site plan amendment for the Subject Property substantially modifies the lot or right-of-way configuration or quantities shown on this Preliminary Plan, the Applicant must obtain approval of a Preliminary Plan amendment before certification of the site plan or site plan amendment.

#### Environment and Noise

12. The Applicant must schedule the required site inspections by M-NCPPC Forest Conservation Inspection Staff per Section 22A.00.0.10 of the Forest Conservation Regulations.
13. Noise Attenuation

An updated noise analysis report must be included with the site plan application. The updated analysis must include a second acoustical measuring point on Cameron Street, as well as a vertical acoustical analysis for Georgia Avenue and Cameron Street.

## Transportation

### Frontage Improvements on Existing Roads

14. The Applicant must provide the following dedications and show them on the record plat(s) for the following existing roads:
  - a. All land necessary to accommodate sixty-three (63) feet from the existing right-of-way centerline along the Subject Property frontage for Georgia Avenue.
  - b. All land necessary to accommodate thirty-seven-and-one-half (37.5) feet from the existing pavement centerline along the Subject Property frontage for Cameron Street.
  - c. All land necessary to accommodate thirty-one (31) feet from the existing pavement centerline along the Subject Property frontage for Ramsey Avenue.
15. Before the recordation of plat(s), the Applicant must satisfy all necessary requirements of MDOT SHA to ensure construction of a ten and one-half-foot-wide (10.5 ft) sidewalk along the Property frontage on Georgia Avenue, unless modified by MDOT SHA.
16. Before the recordation of plat(s), the Applicant must satisfy all necessary requirements of MCDOT to ensure construction of an eight-foot-wide (8 ft) sidewalk and a five-foot-wide (5 ft) separated bike lane along the Property frontage on Cameron Street, unless modified by MCDOT.
17. Before the recordation of plat(s), the Applicant must satisfy all necessary requirements of MCDOT to ensure construction of an eight-foot-wide (8 ft) sidewalk along the Property frontage on Ramsey Avenue, unless modified by MCDOT.

### Off-Site Improvements

18. Prior to the issuance of the first certificate of occupancy permit, the following off-site improvements as identified in the Transportation Impact Study (revised May 14 and June 17, 2024) must be permitted and bonded (to ensure construction) pursuant to MCDOT and/or MDOT SHA requirements, unless modified by the applicable agency:
  - a. Projects No. 14 and 15: Add a median to the south crossing of Georgia Avenue at Colesville Road
  - b. Project No. 95: Add a HAWK signal to the south crossing Georgia Avenue at Fenwick Lane

- c. Project No. 25: Rebuild the ADA curb ramps to meet ADA cross slope design standards at the southeast corner of Ramsey Avenue and Fidler Lane (facing Ramsey Avenue)
- d. Project No. 26: Rebuild the ADA curb ramps to meet ADA cross slope design standards at the southeast corner of Ramsey Avenue and Fidler Lane (facing Fidler Lane)
- e. Project No. 42: Rebuild the ADA curb ramp to meet ADA gutter slope design standards at the northeast corner of Georgia Avenue and Cameron Street
- f. Project No. 43: Rebuild the ADA curb ramp to meet ADA gutter slope design standards at the northwest corner of Georgia Avenue and Cameron Street (facing Cameron Street)
- g. Project No. 44: Rebuild the ADA curb ramp to meet ADA gutter slope design standards at the northwest corner of Georgia Avenue and Cameron Street (facing Georgia Avenue)
- h. Project No. 45: Rebuild the ADA curb ramp to meet ADA gutter slope design standards at the northwest corner of Georgia Avenue and Fidler Lane (facing Fidler Lane)
- i. Project No. 46: Rebuild the ADA curb ramp to meet ADA cross slope design standards at the southwest corner of Georgia Avenue and Fidler Lane (facing Fidler Lane)
- j. Project No. 47: Rebuild the ADA curb ramp with a cross slope and running slope to meet ADA cross slope and running slope design standards at the northeast Corner of Georgia Avenue and Colesville Road
- k. Project No. 48: Rebuild ADA curb ramp with a gutter slope and flared slope to meet ADA gutter and flared slope design standards at the southeast corner of Georgia Avenue and Colesville Road (facing Colesville Road)
- l. Project No. 49: Rebuild the ADA curb ramp with a cross slope and gutter slope to meet ADA gutter and cross slope standards at the southeast corner of Georgia Avenue and Colesville Road (facing Georgia Avenue)
- m. Project No. 99: Install an ADA accessible parking space on Fidler Lane between Georgia Avenue and Ramsey Avenue, consistent with Applicant's 10% design plans dated June 17, 2024.
- n. Project No. 63: Construct separated bicycle lanes on Cameron Street between Ramsey Avenue and Fenton Street, consistent with Applicant's 10% design plans dated June 17, 2024.
- o. Project No. P1: Construct a protected intersection at Cameron Street and Ramsey Avenue, consistent with Applicant's 10% design plans dated June 17, 2024.

- p. Project No. P2: Construct a protected intersection at Cameron Street and Georgia Avenue, consistent with Applicant's 10% design plans dated June 17, 2024.
  - q. Project No. P3: Construct a protected intersection at Cameron Street and Second Avenue, consistent with Applicant's 10% design plans dated June 17, 2024.
19. If, at the time the Applicant submits for permits to construct one of the required LATR Off-Site Improvements identified in Condition 18, the improvement is no longer necessary or desirable, because: i) it has been constructed or is under construction by another applicant or as part of a capital improvement project by a government agency, or, ii) the applicable master plan has changed and no longer requires or suggests the improvement, the Applicant can propose an alternative LATR Off-Site Improvement from the priority list of improvements provided in the subject Staff Report and shown on the Certified Preliminary Plan, that is of similar value, and this alternative improvement, if reviewed and approved by Planning Staff, can be substituted and shown on a revised Certified Preliminary Plan.

#### Record Plats

- 20. Except for clearing and grading associated with building demolition, there shall be no clearing or grading of the site before recordation of plat(s).
- 21. The record plat must show necessary easements.

#### Developments with MPDUs

- 22. The final number of MPDUs will be determined at the time of site plan approval.

#### Certified Preliminary Plan

- 23. The certified Preliminary Plan must contain the following notes:

*Unless specifically noted on this plan drawing or in the Planning Board conditions of approval, the building footprints, building heights, on-site parking, site circulation, and sidewalks shown on the Preliminary Plan are illustrative. The final locations of buildings, structures and hardscape will be determined at the time of site plan approval. Please refer to the zoning data table for development standards such as setbacks, building restriction lines, building height, and lot coverage for each lot.*

- 24. Before submittal of the Certified Preliminary Plan, the Applicant must make the following changes:
  - a) Show resolutions and approval letters on the certified plan set.



- b) Include the list of required and alternative LATR Off-Site Improvement on the certified plan set.

BE IT FURTHER RESOLVED that having considered the recommendations of its Staff as presented at the hearing and/or as set forth in the Staff Report, which the Board hereby adopts and incorporates by reference (except as modified herein), and upon consideration of the entire record, the Planning Board FINDS, with the conditions of approval, that:

1. *The layout of the subdivision, including size, width, shape, orientation and density of lots, and location and design of roads is appropriate for the subdivision given its location and the type of development or use contemplated and the applicable requirements of Chapter 59.*

The lot has been reviewed for compliance with Chapter 50, the Subdivision Regulations. The layout of the single-lot subdivision, including its size, width, shape, and orientation is appropriate for the mixed-use development in the CR Zone and Downtown Silver Spring Overlay Zone.

- a) *The block design is appropriate for the development or use contemplated*

The block design is existing and appropriate for the development and use. The length, width, and shape of the block are compatible with the development pattern in the neighborhood in which the Site is located.

- b) *The lot design is appropriate for the development or use contemplated*

The proposed lot design is appropriate for the proposed development and use. It will consolidate two existing lots that form the northwest half of the existing block bound by Georgia Avenue, Fiddler Lane, Ramsey Avenue and Cameron Street, into a single lot. The length, width, and shape of the lot are compatible with the development pattern in the neighborhood in which the Site is located.

- c) *The Preliminary Plan provides for required public sites and adequate open areas*

- i. *Master Planned Sites*

The Sector Plan identifies 8676 Georgia Avenue, the former bank property, as an opportunity site within the Downtown North District. The Sector Plan generally recommends that public open spaces and community gathering opportunities be increased on opportunity sites as they redevelop, though the Sector Plan does not specifically recommend this Site provide public open space, as detailed below. The Sector Plan further includes Cameron Street within the envisioned Central Green Loop, where new bicycle lanes and enhancements to the pedestrian realm

are recommended. No other specific recommendations are put forth for the subject Property by the Sector Plan.

The Sector Plan does not recommend new public open space for the subject Property. Instead, the Project will be required to provide a contribution in-lieu of on-site public open space, as is further recommended by the Sector Plan. The amount of this contribution will be determined during site plan review. The Preliminary Plan provides for elements of the Central Green Loop on Cameron Street, including separated bicycle lanes, new sidewalks, and street trees. The Proposal does include private, street-level plaza space adjacent to the Historic Tastee Diner that is envisioned as a future outdoor gathering or dining area, with details to be addressed at site plan review.

ii. *Local Recreation*

The Preliminary Plan does not include dedication of land for public recreation purposes. The provision of private on-site recreational facilities for future residents of the development will be evaluated at the time of site plan.

iii. *Transportation and Utilities*

As conditioned, the streetscape improvements along the Site frontages comply with the transportation recommendations of the 2022 *Silver Spring Downtown and Adjacent Communities Plan* and associated *Design Guidelines*, as well as functional Master Plans such as the 2018 *Bicycle Master Plan*, the 2023 *Pedestrian Master Plan*, and the 2018 *Master Plan of Highways and Transitways*.

d) *The Lot(s) and Use comply with the basic requirements of Chapter 59*

*Use*

Multifamily residential, retail/service establishment uses, and other commercial uses are allowed uses in the CR zone and Downtown Silver Spring Overlay Zone.

*Lot*

As shown in the data table below, the Application will comply with the development standards for the CR Zone Optional Method and Downtown Silver Spring Overlay Zone. The Preliminary Plan meets all applicable sections of the Subdivision Regulations. The size, width, shape, and orientation of the lot are appropriate for the zone, location, and mix of uses provided for the Site.

*Data Table for CR Zone, Optional Method, Section 59.4.5.4 and DSS Overlay Zone*

<b>Development Standard</b>	<b>Permitted/ Required</b>	<b>Approved</b>
<b>Tract Area</b>	n/a	45,503 sf (1.04 acres)
<b>Tract Area - Prior Dedication</b>	n/a	8,854 sf (0.20 acres)
<b>Tract Area - Proposed Dedication</b>	n/a	2,019 sf (0.05 acres)
<b>Site Area<sup>1</sup> (tract area minus dedications)</b>	n/a	34,630 sf (0.79 acres)
<b>Mapped Density</b> <b>CR-5.0 C-5.0 R-5.0 H-300</b>		
<b>Residential (GFA/ FAR)</b>	227,515 sf (5.0)	202,515 sf (4.45)
<b>Commercial (GFA/FAR)</b>	227,515 sf (5.0)	25,000 sf (0.55)
<b>Total Mapped Density (GFA/FAR)</b>	227,515 sf (5.0)	227,515 sf (5.0)
<b>MPDU requirement</b>	15%	15%
<b>MPDU Bonus Density</b> <b>(GFA/FAR)<sup>2</sup></b>	n/a	44,553 sf (0.98)
<b>Downtown Silver Spring Overlay Zone</b> <b>Density (DSS)</b>	n/a	277,932 sf (6.11)
<b>Total GFA/FAR (with bonus density)</b>	n/a	550,000 sf (12.09)
<b>Building Height, max average</b>	300 ft	300 ft
<b>Public Open Space (min)<sup>3</sup></b>	3,463 sf	Contribution-in-lieu

<sup>1</sup> Site area is determined by tract area minus any previous and proposed dedications per Section 59.4.1.7.A of the Zoning Ordinance.

<sup>2</sup> MPDU bonus density is in accordance with Section 59.4.5.2.C.1.a of the Zoning Ordinance, which allows for residential density to be increased above the mapped residential FAR by 0.88 percent for each 0.1 percent increase in MPDUs above 12.5 percent up to and including 15 percent.

<sup>3</sup> Section 59-4.9.8.C.5 of the Zoning Ordinance, regarding Public Open Space in the Downtown Silver Spring Overlay Zone, and Section 4.1.12 of the 2022 *Silver Spring Downtown and Adjacent Communities Plan* provide that all Optional Method development projects required to provide public open space on a site not recommended for a new public space in the Sector Plan area are required to instead make a fee-in-lieu contribution to Montgomery Parks based on the cost per square foot of constructing an equivalent area of the otherwise required on-site public open space. The amount of the contribution will be determined at the time of site plan application review.

2. *The Preliminary Plan substantially conforms to the Master Plan.*

a) *Land Use*

The Property is in the Downtown North District of the 2022 *Silver Spring Downtown and Adjacent Communities Plan*; in which a portion of the Property is identified as an opportunity site. The Property is identified as part of Map No. 63A in the Recommended Downtown North Zoning changes on pages 71 and 72 of the Sector Plan, which recommended the Property be upzoned from CR-5.0, C-1.0, R-5.0, H-200 to CR-5.0, C-5.0, R-5.0, H-300 to increase flexibility for future mixed-use development. That zoning change was achieved after the passage of the Sector Plan.

The scope and scale of development is in-line with the land-use vision of the Sector Plan for this Property. The Sector Plan also includes a series of recommendations for the plan area and for the Downtown North District that are relevant to this development. The Application substantially conforms with these recommendations as follows:

iv. *Downtown North District Recommendations*

*New tall buildings along Georgia Avenue should have clearly differentiated bases that relates to the pedestrian scale, with substantial variation in the building massing, facade and materials. Towers should step back above the base along streets, open spaces and through-block connections in a way that distinctly differentiates the tower from the building base. Refer to the Design Guidelines that accompany this Plan.*

The building design includes a distinct base treatment that relates to the pedestrian scale and will frame the adjacent public realm on Georgia Avenue, Cameron Street, and Ramsey Avenue. The building celebrates its prominence at the highly visible intersection of Georgia Avenue and Cameron Street with a strong vertical treatment that groundings its tower at street level at this corner and pulls up to its full height here. The building steps down in height proximate to Ramsey Avenue. Step backs are not included in the tower's Georgia Avenue frontage but are included above the base proximate to Cameron Street and Ramsey Avenue. The design incorporates the Historic Tastee Diner as a distinct,

street-level feature adjacent to the intersection of Ramsey Avenue and Cameron Street, which adds unique character and charm to the pedestrian realm. The building design also incorporates plane changes, variation in materials and façade treatments that further break down the mass and scale of the building. Details of the building design are to be further developed with a future site plan application.

*At infill redevelopment sites along Georgia Avenue provide active ground floor uses.*

Commercial retail uses and residential lobby and amenity spaces are provided for the building's ground floor program. The design concentrates commercial space proximate to Georgia Avenue.

*Implement the Green Loop concept along Cameron Street between Fenton Street and 2nd Avenue as a key component of the Central Green Loop. Cameron Street between Fenton Street and Spring Street should be a Green Loop connector with some elements of the Green Loop implemented as feasible.*

This Project will provide key elements of the Central Green Loop including separated bike lanes on the north and south side of Cameron Street proximate to the Property, new sidewalks, and new street trees.

*Increase public open spaces and community gathering opportunities in this district through development projects on existing opportunity sites.*

The northern portion of the Site, the former bank property, is identified as an opportunity site in the Sector Plan. The Project will provide general improvements to the public realm around the Property, including providing elements of the Sector Plan recommended Central Green Loop and space for a privately owned, but publicly accessible, street-level plaza proximate to the Historic Tastee Diner. These elements will help create an attractive public realm and provide the opportunity for a community gathering space adjacent to the Historic Tastee Diner. Per the Sector Plan, this Property is also recommended to provide a public open space contribution in-lieu of onsite public open space to further assist in meeting the Sector Plan's vision for open spaces in downtown Silver Spring.

*Additional opportunity sites in this district include: 8615 Georgia Avenue, 8676 Georgia Avenue, 86008606 2nd Avenue, 1323 Fenwick Lane, and 1327 Fenwick Lane.*

The Sector Plan identifies 8676 Georgia Avenue, the former bank property, as an opportunity site. As previously noted, this Proposal assembles two properties to support the development, the aforementioned opportunity site and the neighboring Tastee Diner site.

v. *General Recommendations*

*Land Use and Zoning*

*Any CR property in the Plan Area may obtain additional density necessary to reach the mapped maximum building height by making a contribution to the Civic Improvement Fund (CIF). CIF contributions will be made only for density above the total mapped maximum density for the site, not achieved through density-averaging, or for providing MPDUs above the required minimum, up to the approved maximum height.*

The development proposal exceeds the mapped total FAR for the Property and requests to utilize 277,932 square feet of Downtown Silver Spring Overlay Zone Density to reach a maximum development density 550,000 square feet. A contribution to the Civic Improvement Fund (CIF) must be made for additional density requested above the mapped FAR for the Property that is otherwise not achieved through the provision of MPDUs above the required minimum. The final amount of the contribution to the Civic Improvement Fund will be determined through future site plan review, with the contribution to be made prior to the issuance of any building permits, as stipulated in Section 59.4.9.8.C.2.e of the Zoning Ordinance.

*For Optional Method development projects required to provide public open space on a site not recommended for a new public open space in the Sector Plan, the Plan requires contribution to a recommended park preferably in the same district, unless the Planning Board determines the public open space will significantly contribute to the public open space network proposed in this Sector Plan. Refer to Section 4.1.12. Implementation.*

This development proposal is made under the Optional Method of development for the CR zone and is required to provide ten percent of the site area (3,463 square feet) as public open space. However, the 2022 *Silver Spring Downtown and Adjacent Communities Plan* does not recommend new public open space for the Site. As such, the Proposal is required to provide a fee-in-lieu contribution with the total amount to be calculated with a future site plan

application, in accordance with Planning Board Master Plan Interpretation Policy M-NCPPC 24-01, dated October 26, 2023.

*Economic Growth*

*Promote new ground-floor retail to established retail nodes or corridors where there is already existing retail and significant pedestrian activity. For those locations that are not adjacent to or on a block with existing retail consider alternative strategies for activating the ground floor, such as an art gallery/venue, community meeting space, educational or medical use.*

The development proposal will provide new ground-floor retail uses in the core of Silver Spring, proximate to other existing retailers, service providers, and dining options. The ground floor program for the development includes an activating residential lobby feature. The Applicant is also developing concepts for adaptively reusing the Tastee Diner and incorporating that as an activating feature for the development and adjacent streetscape area. Details regarding these design elements will be further reviewed at the time of site plan.

*Housing*

*Require all Optional Method of Development projects to provide a minimum of 15 percent moderately priced dwelling units (MPDUs) or other DHCA-equivalent affordable housing.*

The Application is made under the Optional Method of development for the CR zone and provides 15 percent MPDUs.

*Provide a range of unit types for a diversity of households, including families, seniors, and persons with disabilities.*

The building program provides up to 525 multifamily residential units, to include a mix of studio, one-bedroom and two-bedroom units, with 15 percent MPDUs and five fully accessible (ANSI A117.1 Residential Type A standard or County equivalent) units.

*Increase infill housing opportunities in office buildings with high vacancy rates and other underused properties by setting commercial and residential densities the same in CR zones.*

In accordance with the Sector Plan recommendation, the density and height allowances of the CR zoning for the Property were increased from CR-5.0, C-4.0, R-4.75, H-145 to CR-5.0, C-5.0, R-5.0, H-300 to allow flexibility for future mixed-use redevelopment. The development concept leverages the opportunity to redevelop two underutilized, low-density, vacant, commercial properties with

surface parking, and replaces them with a single, mixed-use, high-density building with up to 525 multifamily residential units.

### Urban Design

*Encourage innovative building form and allow flexibility in design. Vary tower heights, setbacks, and building materials.*

The building design includes a pedestrian-scaled base and tall, slender tower that steps down from a maximum height on its northside, proximate to Georgia Avenue to a lower elevation on its southside, proximate to Ramsey Avenue. The building celebrates its visual prominence proximate to the intersection of Georgia Avenue and Cameron Street by pulling its tower up from the street level to its full height here. A variety of building materials and architectural techniques are incorporated into the design. To maximize this building's contribution to the urban form of its neighborhood, at the time of site plan, the following building elements should be further developed: a signature tower cap proximate to Georgia Avenue, uniform screening treatment of structured parking levels, and visual softening of the loading and parking access area.

*Limit bulky towers and consider architectural features, building articulation, solar building orientation, and access to light and air.*

A variety of architectural techniques are integrated into the building design to reduce its perceived massing and make it relatable at the pedestrian level. The building tower steps-in from its base, and is tall, slender, and accentuated by plane changes and step down in height. A sun/shade study was included with the Application that demonstrates the building orientation will allow many units to receive ample solar exposure and that despite the height of the proposed building, it will not cast shadows on the adjacent townhome community.

*Implement noise mitigation strategies for new development to comply with the county's noise ordinance.*

A preliminary noise study reviewed traffic noise levels for the Site's Georgia Avenue frontage only. The results of this study recommended that acoustically rated windows and doors may be needed on residential units on this façade to abate the impacts of road noise.

As part of this approval, a condition is included for the noise study to be updated at the time of site plan review, to include traffic noise analysis on the development associated with Cameron Street. As such, additional evaluation of noise impacts is required to be completed at the time of site plan review.



## Public Realm

*Implement the Green Loop concept on the streets indicated in Section 2.2.*

The Application provides Central Green Loop features including protected bicycle lanes, wide sidewalks, and street trees along the portion of Cameron Street adjacent to the Subject Property.

*Activate spaces with placemaking efforts, including public art and programming, that celebrate and highlight the diverse cultures of downtown Silver Spring.*

The Historic Tastee Diner is a local landmark and a historically significant building that is to be preserved, adaptively reused, and celebrated through its prominent placement adjacent to the intersection of Cameron Street and Ramsey Avenue as part of this development proposal.

## Transportation & Pedestrian Network

*Expand connectivity within and between the districts by crossing the rail tracks, implementing the Green Loop, and advancing the 2018 Bicycle Master Plan.*

The Application will implement elements of the Central Green Loop, including separated bicycle lanes on the north and south of side Cameron Street on the same block as the Site.

*Enhance roadway accommodation for all users and eliminate conflict points.*

The Project will enhance the safety of roadways and sidewalks around the Property by contributing to the realization of the Central Green Loop. Consolidated Site access and loading operations are on Ramsey Avenue, where the lowest pedestrian and vehicular activity is expected and where the fewest vehicular and pedestrian conflict points will exist.

*Upgrade all intersections with high-visibility continental crosswalk markings for all pedestrian approaches.*

Two crosswalks at the intersection of Cameron Street and Ramsey Avenue, and all four crosswalks at the intersection of Georgia Avenue and Cameron Street will be upgraded with continental-style markings. Bicycle lane driveway and street crossings will also include appropriate pavement markings as appropriate.

*Maximize safety by increasing and improving the quality of pedestrian-scale lighting provided along roadways, walkways, bicycle facilities, crosswalks, and pedestrian underpasses.*

The Application shows street lighting on Property frontages in general conformance with expectations for an urban infill site. An exterior lighting and photometric plan will be reviewed with a future site plan application.

*Ensure that every public right-of-way within the Sector Plan area will be ADA accessible. This applies to public sidewalks, trails, and street crossings.*

The Proposal provides new sidewalks, designed to current standards all on frontages. These sidewalks will be ADA accessible.

*Create one-way, separated bike lanes on both sides of Cameron Street between Spring Street and 2nd Avenue.*

This Application will provide for one-way, separated bike lanes, one on each side of Cameron Street, on the block bound by Cameron Street's intersections with Georgia Avenue and Ramsey Avenue.

### Parking and Loading

*Promote a constrained parking policy appropriate for an urban area that is well-served by transit and is easily traversed on foot or by bicycle. The Plan supports redevelopment projects providing less than the required minimum parking for all areas of the plan.*

The Application will provide 340 vehicle parking spaces which is more than the minimum (333 spaces) and fewer than the maximum (831 spaces) number of allowable parking spaces. Of those 340 spaces, 263 will be reserved for the residents and 77 will be available for the retail use. The Applicant is encouraged to provide fewer than the minimum number of parking spaces given the Sector Plan's recommendation and the Site's proximity to the Paul S. Sarbanes Transit Center (~0.3 miles) and its multiple public rail and bus transportation opportunities. The final number of parking spaces will be determined at the time of site plan review.

### Urban Heat Islands and Tree Canopy

*Prioritize urban tree canopy and green infrastructure in targeting the hottest streets and where tree canopy is deficient.*

Right-of-Way Priority Planting Areas for reducing urban heat island impacts are identified on Map 27 on page 168 of the Sector Plan. The Property is located in

an area identified as having a high heat island temperature. The Property's frontages on Ramsey Avenue, Cameron Street and Georgia Avenue are identified as priority tree planting areas. The Proposal includes new street trees in each frontage area, generally spaced at 30-foot intervals. Details will be further developed with a future site plan application.

*Require a minimum of 35 percent green cover on Optional Method Development projects where practicable and consistent with Plan objectives.*

As an Optional Method Development project, this development is required to provide at least 35 percent of the Site area as green cover. The Project will meet this requirement by providing an intensive green roof on at least 35 percent of the building's roof area. Details regarding green cover are to be further developed at the time of site plan review.

#### Historic Resources

*Protect and preserve resources listed in the Master Plan for Historic Preservation.*

The development will protect, preserve, restore and adaptively reuse the Historic Tastee Diner, a designated historic structured listed on Master Plan for Historic Preservation in Montgomery County (MP Historic Site No. 36/13). The designated historic portion of the Tastee Diner consists of an approximately 800 square-foot structure with an exterior surface of porcelain enamel with wraparound bands of trim and stainless-steel detailing. The Historic Preservation Commission completed two Preliminary Consultations regarding integration of the Diner into the larger redevelopment of the Site. The general treatment for the Diner and shift in its existing location were supported by the Historic Preservation Commission as noted in their letter of support for the Sketch Plan, attached to the Staff Report.

Additionally, the Historic Tastee Diner is also the subject of an Historic Easement Agreement that is focused on preserving the historic, aesthetic, and cultural character and appearance of the Diner. Work performed under this Agreement will be subject to further review and recommendations from the Historic Preservation Supervisor, County Attorney's Office, and approval by the County Executive.

*Promote the adaptive reuse of historic properties while retaining their character defining features.*

The Project includes the adaptive reuse of the Historic Tastee Diner and preservation of exterior character. The Historic Preservation Commission is

supportive of the design concept and will be involved in future review efforts as detailed designs are developed.

*b) Environment*

The Proposal provides environmental benefits in conformance with the *Silver Spring Downtown and Adjacent Communities Plan* and associated Design Guidelines. The development has received stormwater management concept plan approval from the Department of Permitting Services, will provide 35 percent green cover on the Site, contribute to the realization of the Central Green Loop along a portion of Cameron Street, including the provision of new street trees, provide a recycling facility plan, and incorporate bird-safe design into the building design.

*c) Transportation*

The Site has frontages on three master-planned roadways. Georgia Avenue is classified as a Downtown Boulevard with a minimum right-of-way of 126 feet. Cameron Street classified as a Downtown Street with a minimum right-of-way of 75 feet. The Sector Plan envisions one-way separated bike lanes on either side of the street, with on-street parking along the south side. Ramsey Avenue is classified as a Downtown Street with a minimum right-of-way of 54 feet. The Application demonstrates conformance with the Sector Plan by dedicating the necessary right-of-way, and construction of the separated bike lanes on Cameron Street.

3. *Public facilities will be adequate to support and service the area of the subdivision.*

*a) Roads and other Transportation Facilities*

*i. Existing Facilities:*

Georgia Avenue has a dedicated right-of-way of 100 feet. The streetscape along the Site frontage includes a five-foot wide street buffer and a five-foot-wide sidewalk. Cameron Street has a dedicated right-of-way of 70 feet. There are striped, separated bike lanes and intermittent on-street parking on both sides of the street. Sidewalks vary in width from 15-20 feet, with no discernable street buffer. A bus stop (flag style, no shelter) for the Vango Silver Spring Circulator is located on the south side of Cameron Street between Georgia Avenue and Ramsey Avenue. Ramsey Avenue has a dedicated right-of-way of 54 feet. The sidewalk is five feet wide with a five-foot-wide street buffer and on-street parking on the east (Site) side.

ii. *Proposed public transportation infrastructure:*

As conditioned, the Applicant will dedicate right-of-way along its frontages on Georgia Avenue and Cameron Street. Ramsey Avenue has sufficient right-of-way dedicated today. Sidewalks will be improved along all three frontages. Georgia Avenue will have an eight-foot-wide street buffer, a ten-and-one-half-foot sidewalk and five-foot-wide frontage zone. The Applicant will reconstruct Cameron Street to comply with the cross section included in the Sector Plan. This consists of an eight-foot-wide sidewalk, a six-foot wide pedestrian and bicycle buffer, a five-foot-wide, one-way separated bike lane (eastbound direction) and an eight-foot-wide parking lane/floating bus stop (with new bus shelter) along the Site frontage. The Applicant will also be constructing the five-foot-wide street buffer, five-foot-wide, one-way separated bike lane (westbound direction) and six-foot-wide pedestrian/bicycle buffer on the opposite side of the street. Ramsey Avenue will be improved with a six-and-one-half-foot-wide street buffer, and eight-foot-wide sidewalk, and five-foot-wide frontage zone. The two on-street parking spaces will be removed.

iii. *Proposed private transportation infrastructure:*

No private roadways or trails are proposed with this Application.

b) *Local Area Transportation Review (LATR)*

As a development with up to 525 multi-family dwelling units and up to 25,000 square feet of retail/service establishment uses, the Project is estimated to generate 280 total peak hour person trips in the morning and 446 total peak hour person trips in the evening. After accounting for peak hour person trips currently associated with the existing drive-in bank and diner on the Site, (122 morning peak hour person trips and 148 evening peak hour person trips), the Project is estimated to generate 158 net new morning peak hour person trips and 298 net new evening peak hour person trips. As a result of the estimated transportation impact, the Project was required to submit a Transportation Impact Study with the Preliminary Plan to satisfy the Local Area Transportation Review (LATR).

*8676 Georgia Avenue Estimated Person Trip Generation*

<b>Land Use</b>	<b>Morning Peak Hour</b>	<b>Evening Peak Hour</b>
<b>Existing (credit)</b>		
2,870 SF Drive-in Bank	29	60
7,074 SF High-turnover restaurant (“diner”)	93	88
<b>Subtotal</b>	122	148
<b>Proposed</b>		
525 High-rise multi-family units	221	263
25,000 SF Supermarket <sup>2</sup>	59	183
<b>Subtotal</b>	280	446
<b>Net New Person Trips</b>	158	298

Source: Transportation Impact study by Grove Slade dated June 2, 2023, revised May 14, 2024, amended by Planning Staff

**Travel Mode Adequacy Test**

The 2020-2024 *Growth and Infrastructure Policy* requires evaluation of all transportation modes, including: auto-drive, transit, walking and biking. Mode-specific adequacy tests are required for any project estimated to generate 50 or more net new peak hour person trips. The only exception is that projects within Red Policy Areas (such as the Subject Site) are not required to evaluate motor vehicle adequacy. The adequacy tests for transit, pedestrians, and bicyclists are still required. The mode split of the total person trips for the Project are summarized by travel mode in the table below. The Project’s estimated transportation impact necessitates that the Transportation Impact Study evaluate three (3) of the four (4) travel mode adequacy tests.

*8676 Georgia Avenue Trip Estimate by Mode*

	Total Person-Trips	Auto-Driver	Transit	Pedestrian <sup>3</sup>	Bicycle
Morning Peak Hour	280	136	42	95	53
Evening Peak Hour	446	209	74	164	90

Source: Transportation Impact study by Gorove Slade dated June 2, 2023, revised May 14, 2024, amended by staff

<sup>2</sup> The “supermarket” use was applied as a conservative measure as it generates a higher trip generation rate than generic retail use.

<sup>3</sup> Pedestrian trips are calculated by adding non-motorized and transit trips.

- As the Site is located within a Red Policy area, a motor vehicle adequacy test is not required for the Project.
- Transit system adequacy was evaluated by inventorying three bus stops located within 1,300 feet of the Property. Where shelters and associated amenities are not provided, the Applicant must install the standard amenities in coordination with MCDOT.
- Pedestrian system adequacy was evaluated within 900 feet of the Property. Mitigation will be required to achieve a Pedestrian Level of Comfort (PLOC) greater than 2 (Somewhat Comfortable), and/or deficiencies identified for streetlamps within the scoped boundary. The Pedestrian system adequacy also requires mitigation for ADA deficiencies identified within 450 feet of the Property.
- Bicycle system adequacy was evaluated by analyzing bikeways within 750 feet of the Property. Mitigation will be required to achieve a Level of Traffic Stress 2 (LTS-2) or lower, consistent with the Bicycle Master Plan.

Under Section 8 of 2023 *Local Area Transportation Review Guidelines* (LATR Proportionality Guide), the maximum cost of mitigation improvements the Applicant is required to construct or fund for a project consisting of 525 residential units and 25,000 square feet of retail uses is not to exceed \$3,395,893 (see calculation below).

$$\begin{aligned} \text{LATR Proportionality Guide} &= (\text{Extent of Development}) (\text{LATR Proportionality} \\ &\quad \text{Guide Rate}) (\text{LATR Proportionality Guide Adjustment Factor}) \\ \$3,395,893 &= ((525 \text{ units}) (\$9,168)) + ((25,000 \text{ square feet retail}) (\$16.45)) \end{aligned}$$

For this Preliminary Plan, the cost of construction and/or mitigation payments for mitigation projects is not to exceed \$3,395,893. After evaluating the adequacy of each of the required transportation modes, the Applicant identified a comprehensive list of deficiencies, by which a prioritized list of mitigation improvements was submitted to Staff for review. In compliance with the 2023 LATR Guidelines, the final list of 11 prioritized projects was finalized by the reviewing agencies and are now conditioned for approval of the Preliminary Plan. The table below identifies those projects which could be feasibly constructed.

*8676 Georgia Avenue LATR Mitigation Project List*

Map ID	Project Location	Project Description	Construct/ Mitigation Payment	Project Cost
14, 15	South crossing of Georgia Avenue at Colesville Road	Install a median	Construct	\$461,478.21
95	South crossing Georgia Avenue at Fenwick Lane	Install a HAWK signal	Construct	\$230,871.35
25, 26	Southeast corner of Ramsey Avenue and Fidler Lane (facing Ramsey Avenue and Fidler Lane)	Rebuild ADA curb ramp with a cross slope of less than two percent and flared side slope less than eight and one third percent	Construct	\$104,257.96
42	Northeast Corner of Georgia Avenue and Cameron Street	Rebuild ADA curb ramp with a gutter slope of less than five percent	Construct	\$29,596.22
43, 44	Northwest corner of Georgia Avenue and Cameron Street (facing Cameron Street and facing Georgia Avenue)	Rebuild ADA curb ramp with a gutter slope of less than five percent	Construct	\$30,366.79
45, 46	Northwest Corner of Georgia Avenue and Fidler Lane (facing Fidler Lane) and Southwest corner of Georgia Avenue and Fidler Lane (facing Fidler Lane)	45: Rebuild ADA curb ramp with a gutter slope of less than five percent 46: Rebuild ADA curb ramp with a cross slope of less than two percent	Construct	\$29, 696.68
47	Northeast Corner of Georgia Avenue and Colesville Road	Rebuild ADA curb ramp with a cross slope of less than two percent and a running slope less than eight and one third percent	Construct	\$37,655.72
48, 49	Southeast corner of Georgia Avenue and Colesville Road (facing Colesville Road and facing Georgia Avenue)	48: Rebuild ADA curb ramp with a gutter slope less than five percent and a flared side slope less than eight and one-third percent 49: Rebuild the ADA curb ramp with a cross	Construct	\$35,178.31



Map ID	Project Location	Project Description	Construct/ Mitigation Payment	Project Cost
		slope less than two percent and a gutter slope less than five percent		
99	Fidler Lane between Georgia Avenue and Ramsey Avenue	Install an ADA accessible parking space	Construct	\$12,019.13
63	Cameron Street between Ramsey Avenue and Fenton Street.	Construct separated bicycle lanes	Construct	\$494,292.78
P1	Intersection Cameron Street and Ramsey Avenue	Construct a protected intersection	Construct	\$70,428.28
P2	Intersection of Cameron Street and Georgia Avenue	Construct a protected intersection	Construct	\$791,615.01
P3	Intersection of Cameron Street and Second Avenue	Construct a protected intersection	Construct	\$553,964.12
			Project Subtotal	\$2,881,420.55
			Permitting	\$372,896.12
			Bonding	\$117,677.58
			Construction Subtotal	\$3,371,994.25
			Mitigation Payment Subtotal	\$0 <sup>1</sup>
			MPDU Credit <sup>1</sup>	\$0 <sup>1</sup>
			Adjusted Mitigation Payment Subtotal	\$0
			<b>Total</b>	\$3,371,994.25
			Proportionality Guide	\$3,395,893.00

<sup>1</sup> Consistent with Section TA4 of the 2020-2024 *Growth and Infrastructure Policy*, any mitigation payment will be reduced proportionally based on the share of the project's LATR Proportionality Guide that is generated by MPDUs. None of the proposed mitigation projects are offered as fee in lieu, therefore there is no proposed payment and no proposed MPDU credit.

Situations may arise in which an applicant proposes to replace a conditioned improvement for another improvement on the list of mitigation projects identified in the staff report. In these instances, the replacement project must be of similar cost to the conditioned project, as estimated in the staff report and adjusted for inflation. If the conditioned improvement has been made obsolete because it has been constructed or is under construction or because of a change to master plan recommendation, the Applicant can propose an alternative mitigation project from the list of improvements identified in the table below that is of similar value and this alternative improvement, if reviewed and approved by Planning Staff, can be substituted, and shown on a

revised Certified Preliminary Plan. For all other reasons, an amendment to the preliminary plan is required.

*8676 Georgia Avenue LATR Mitigation Backup Project List*

Map ID	Project Location	Project Description	Construct/ Mitigation Payment	Project Cost
21*, 22*, 23*	Northeast corner of Ramsey Avenue and Cameron Street (facing Cameron Street), Northwest corner of Ramsey Avenue and Cameron Street (facing driveway), Southwest corner of Ramsey Avenue and Cameron Street facing Ramsey Avenue	21: Rebuild ADA curb ramp with a cross slope less than 2 percent  22: Remove level change, add truncated domes, rebuild the ADA curb ramp with gutter slope  23: Rebuild ADA curb ramp with flared side slopes less than eight and one third percent	Construct	\$42,088.26
38*, 39*	Southwest corner of Georgia Avenue and Fenwick Lane (facing Fenwick Lane), Northwest corner of Georgia Avenue and Fenwick Lane (facing Fenwick Lane)	38: Rebuild ADA curb ramp with gutter slope less than five percent, and flared side slope less than eight and one third percent  39: Rebuild ADA curb ramp with cross slope less than two percent	Construct	\$27,667.52
50*	Southwest corner of Georgia Avenue and Colesville Road	Rebuild ADA curb ramp flared side slope less than eight and one third percent	Construct	\$24,667.52
52*, 53*, 54*	Northeast corner of Colesville Road and Ramsey Avenue facing Colesville Road, facing Ramsey Avenue, northwest corner of Colesville Road and Ramsey Avenue facing Ramsey Avenue	52: Rebuild ADA curb ramp with truncated domes, a running slope of less than eight and one third percent, a cross slope less than two percent, a gutter slope less than five percent and a flared side slope with less than eight and one third percent  53: Rebuild ADA curb ramp with truncated domes, a running slope of less than eight and one third percent, and flared side slope with	Construct	\$33,425.54

Map ID	Project Location	Project Description	Construct/ Mitigation Payment	Project Cost
		less than eight and one third percent  54: Rebuild ADA curb ramp with truncated domes, cross slope of less than two percent, and flared side slope with less than eight and one third percent		
79	Colesville Rd & Georgia Ave – Bus Stop Location 2001140	Install bus shelter and real time information display	Construct	\$76,581.28
86*	Georgia Ave & Cameron St - Bus Stop Location 2000204	Install bus shelter and real time information display	Construct	\$76,581.28
89*	2nd Ave & Fenwick Ln - Bus Stop Location 25816	Install bus shelter and real time information display	Construct	\$49,787.50
98	Ramsey Avenue & Cameron Hill Court (east-west, south side)	Raise sidewalk to street level, extend sidewalk across alley entrance	Construct	\$101,455.35

\*Indicates that the project is a priority project that should be considered first when substituting projects that are conditioned for approval.

As conditioned, all off-site mitigation projects must be permitted, bonded for construction, and all mitigation payments must be paid before the issuance of the first use and occupancy permit. Montgomery County Planning, MCDOT staff reviewed the TIS and approved the mitigation project list. Therefore, the Applicant has satisfied the requirements of the LATR, and the public transportation facilities are adequate for the Site.

*c) Schools*

The FY25 Annual School Test, approved by the Planning Board on June 20, 2024 and effective July 1, 2024, is applicable to this Application. The 525 multifamily high-rise units will be served by Woodlin Elementary School, Sligo Middle School, and Albert Einstein High School. The FY25 Annual School Test results show student enrollment and capacity projections for these schools in the tables below.

*FY2025 Annual School Test Projections (2028-2029 School Year)*

	<b>Program Capacity</b>	<b>Enrollment</b>	<b>%Utilization</b>	<b>Surplus/Deficit</b>
Woodlin ES	640	602	94.1%	+38
Sligo MS	958	782	81.6%	+176
Albert Einstein HS <sup>4</sup>	1,602	1,515	94.6%	+87

*FY2025 School Test Results*

	<b>Adequacy Status</b>	<b>Tier 1 Adequacy Ceiling</b>	<b>Tier 2 Adequacy Ceiling</b>	<b>Tier 3 Adequacy Ceiling</b>
Woodlin ES	No UPP	123	166	262
Sligo MS	No UPP	302	368	512
Albert Einstein HS	No UPP	267	408	648

The school adequacy test determines the extent to which an applicant is required to make a Utilization Premium Payment (UPP) based on each school's adequacy status and ceilings, as determined in the Annual School Test. Under the FY25 Annual School Test, Woodlin Elementary School, Sligo Middle School, and Albert Einstein High School do not require any UPP as identified in the table above. If the project is estimated to generate more students than the identified ceilings, then additional UPPs or partial payments at multiple tiers may still be required.

To calculate the number of students generated by this development, the number of dwelling units is multiplied by the applicable School Impact Area student generation rate for each school level. Dwelling units are categorized by structure type: single family detached, single family attached (townhouse), low-rise multifamily unit, or high-rise multifamily unit.

<sup>4</sup> Projected enrollment is modified to estimate the impact of the Charles W. Woodward High School Reopening (CIP P651908) and the Northwood HS Addition/Facility Upgrades (CIP P651907), reflecting the scope of the boundary study approved by the Board of Education on March 28, 2023.

With a net of 525 multifamily high-rise units that are not age-restricted, the Project is estimated to generate the following number of students based on the Property's location within an Infill Impact Area:

*Estimated Student Enrollment Impacts*

Type of Unit	Net Number of Units	ES Generation Rates	ES Students Generated	MS Generation Rates	MS Students Generated	HS Generation Rates	HS Students Generated
SF Detached	0	0.202	0.000	0.096	0.000	0.141	0.000
SF Attached	0	0.161	0.000	0.087	0.000	0.126	0.000
MF Low-rise	0	0.065	0.000	0.030	0.000	0.040	0.000
MF High-rise	525	0.039	20.475	0.016	8.400	0.018	9.450
<b>TOTALS</b>	<b>525</b>		<b>20</b>		<b>8</b>		<b>9</b>

As shown in the table above, on average, this Project is estimated to generate 20 elementary school students, eight middle school students and nine high school students. The estimated number of students generated do not exceed the adequacy ceilings identified for each school. Therefore, no additional UPPs are required, and neither are partial payments across multiple UPP tiers.

*d) Other Public Facilities and Services*

Other utilities, public facilities, and services, such as electric, telecommunications, police stations, firehouses and health services are currently operating within the standards set by the Growth and Infrastructure Policy currently in effect.

*4. The Application satisfies all the applicable requirements of the Forest Conservation Law, Montgomery County Code Chapter 22A.*

A Forest Conservation Exemption, designated as NRI/FSD No. 42023137E, was confirmed for the Property on May 02, 2023. Thus, this Application is subject to Chapter 22A Forest Conservation Law but is exempt from the requirement to submit a Forest Conservation Plan under Section 22A-5(s)(1) as the activity is occurring on a tract of land

less than 1.5 acres with no existing forest, no specimen or champion trees, and the afforestation requirements would not exceed 10,000 square feet. Accordingly, Chapter 22 A is satisfied.

- 5. *All stormwater management, water quality plan, and floodplain requirements of Chapter 19 are satisfied.*

The Department of Permitting Services approved a Stormwater Management Concept on April 8, 2024. The plan will meet required stormwater management goals via green roof and planter boxes. As stipulated in their letter, DPS is requiring further revision of the Stormwater Management Concept prior to site plan approval. As conditioned, Chapter 19 is satisfied.

BE IT FURTHER RESOLVED that this Resolution constitutes the written opinion of the Board in this matter, and the date of this Resolution is

**July 26, 2024**

(which is the date that this Resolution is mailed to all parties of record); and

BE IT FURTHER RESOLVED that any party authorized by law to take an administrative appeal must initiate such an appeal consistent with the Maryland Rules for the judicial review of administrative agency decisions.

\* \* \* \* \*

**CERTIFICATION**

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission on motion of Commissioner Hedrick, seconded by Commissioner Linden, with a vote of **3-0-1**; Chair Harris, and Commissioners Hedrick, and Linden, voting in favor of the motion, Commissioner Bartley abstaining, and Vice Chair Pedoeem necessarily absent, at its regular meeting held on Thursday, July 25, 2024, in Wheaton, Maryland and via video conference.



Artie L. Harris, Chair  
Montgomery County Planning Board

Attachment B

# Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Date Mailed:

**July 26, 2024**

MCPB No. 24-065  
Sketch Plan No. 320230060  
**8676 Georgia Avenue**  
Date of Hearing: July 18, 2024

## RESOLUTION

WHEREAS, under Section 59-7.1.2 of the Montgomery County Zoning Ordinance, the Montgomery County Planning Board is authorized to review sketch plan applications; and

WHEREAS, on March 20, 2024, 8676 Georgia Avenue LLC (“Applicant”) filed an application for approval of a sketch plan for construction of up to 550,000 total square feet of density for a mixed-use development with up to 525 residential units and up to 25,000 square feet of retail/service establishment uses, with 15 percent MPDUs, and adaptive reuse of the Historic Tastee Diner on 1.04 acres of CR-5.0, C-5.0, R-5.0, H-300 & Downtown Silver Spring Overlay Zone zoned-land, located at the southern quadrant of the intersection of Georgia Avenue and Cameron Street (“Subject Property”) in the Silver Spring CBD Policy Area and 2022 Silver Spring Downtown and Adjacent Communities Plan (“Sector Plan”) area; and

WHEREAS, Applicant’s sketch plan application was designated Sketch Plan No. 320230060, 8676 Georgia Avenue (“Sketch Plan” or “Application”); and

WHEREAS, following review and analysis of the Application by Planning Board staff (“Staff”) and other governmental agencies, Staff issued a memorandum to the Planning Board, dated July 8, 2024, providing its analysis and recommendation for approval of the Application subject to certain binding elements and conditions (“Staff Report”); and

WHEREAS, on July 18, 2024 the Planning Board held a public hearing on the Application and voted to approve the Application subject to conditions, on the motion of Commissioner Hedrick, seconded by Commissioner Linden, with a vote of 5-0; Chair Harris, Vice Chair Pedoeem and Commissioners Bartley, Hedrick, and Linden voting in favor.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board approves Sketch Plan No. 320230060, 8676 Georgia Avenue for construction of up to 550,000 square feet of total development, including up to 525 multifamily residential units with 15 percent MPDUs, up to

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Approved as to  
Legal Sufficiency:           /s/ Emily Vaias            
M-NCPPC Legal Department

MCPB No. 24-065  
Sketch Plan No. 320230060  
**8676 Georgia Avenue**  
Page 2

25,000 square feet of retail/service establishment uses, and adaptive reuse of the Historic Tastee Diner on the Subject Property, subject to the following binding elements and conditions:<sup>1</sup>

A. Binding Elements. The following site development elements are binding under Section 59-7.3.3.F of the Montgomery County Zoning Ordinance:

1. Maximum density and height;
2. Approximate location of lots and public dedications;
3. General location and extent of public open space;
4. General location of vehicular access points; and
5. Public benefit schedule.

All other elements are illustrative.

Conditions. This approval is subject to the following conditions:

1. Density  
The Sketch Plan is limited to a maximum of 550,000 square feet of total development, including up to 525 multifamily residential units and up to 25,000 square feet of non-residential density.
2. Height  
The development is limited to a maximum building height of 300 feet, as measured from the building height measuring point illustrated on the Certified Site Plan, exclusive of any MPDU height bonus.
3. Incentive Density  
The development must be constructed with the public benefits listed below unless modifications are made under Section 59.7.3.3.I. Total points must equal at least 100 and be chosen from at least four categories as required by Section 59.4.5.4.A.2. The requirements of Division 59.4.7 and the *CR Zone Incentive Density Implementation Guidelines* must be fulfilled for each public benefit. Final points will be established at Site Plan approval.
  - a) Connectivity and Mobility, achieved by providing fewer than the maximum parking spaces under the Zoning Ordinance;
  - b) Diversity of Uses and Activities, achieved by providing accessible units and more than 12.5 percent MPDUs;
  - c) Quality of Building and Site Design, achieved through architectural elevations, exceptional design, historic resource protection, and structured parking; and

---

<sup>1</sup> For the purpose of these binding elements and conditions, the term “Applicant” shall also mean the developer, the owner or any successor(s) in interest to the terms of this approval.



d) Protection and Enhancement of the Natural Environment, achieved through the purchase of building lot terminations, and a recycling facility plan.

4. Public Open Space

In lieu of providing the required 3,463 square feet of public open space on-site, the Applicant must provide a fee contribution to M-NCPPC Montgomery Parks as required by Section 59.4.9.8.C.5 of the Zoning Ordinance and recommended by Section 4.1.12 of the *Silver Spring Downtown and Adjacent Communities Plan*. The final amount of the contribution shall be determined at site plan review following the formulas established in Master Plan Interpretation / Policy Document M-NCPPC 2024-01.

5. Downtown Silver Spring Overlay Zone Density

Prior to the release of any building permit, to qualify for up to 277,932 square feet of Downtown Silver Spring Overlay Zone Density, the Applicant must contribute to the Civic Improvement Fund. The final amount of Overlay Zone Density and associated contribution to the Civic Improvement Fund will be determined at Site Plan.

6. Green Cover

At the time of Site Plan, the Applicant must provide a minimum 35 percent of Site Area as green cover in accordance with the *Silver Spring Downtown and Adjacent Communities Plan* and any proposed tree canopy must utilize tree species and canopy sizes at 20-year maturity per the *M-NCPPC Approved Trees Technical Manual*. Any green roof installed pursuant to this condition must have a minimum soil depth of six inches (6 inches) or Staff-approved equivalent.

7. Future Coordination for the Site Plan

In addition to any other requirements for Site Plans under Chapter 59, the following must be addressed in the Site Plan application:

- a) Address building and site design comments from the Design Advisory Panel as specified in their October 24, 2023 meeting minutes, including incorporation of a signature tower cap proximate to Georgia Avenue, and screening treatment of structured parking levels.
- b) Evaluate visual treatment options for parking and loading garage doors.
- c) Incorporate Bird-Safe Design elements into the building's architecture per the *Silver Spring Downtown and Adjacent Communities Plan Design Guidelines*.
- d) Address the SITES recommendations of the Sector Plan.
- e) Correct the public benefit table calculation for Affordable Housing.
- f) Provide the final loading management plan.

8. Validity

A site plan must be submitted within 36 months after the date the resolution is sent per Section 59.7.3.3.G.

BE IT FURTHER RESOLVED that having given full consideration to the recommendations of its Staff as presented at the hearing and/or as set forth in the Staff Report, which the Planning Board hereby adopts and incorporates by reference (except as modified herein), and upon consideration of the entire record and all applicable elements of the Zoning Ordinance, the Board finds that as conditioned the necessary elements of the Sketch Plan are appropriate in concept and appropriate for further review at site plan and that:

1. *The Sketch Plan meets the objectives, general requirements, and standards of the Zoning Ordinance.*
  - a. Development Standards

The Subject Property includes approximately 1.04 acres zoned CR-5.0, C-5.0, R-5.0, H-300 and within the Downtown Silver Spring Overlay Zone. The data table below demonstrates the Application's conformance to the applicable development standards of the zones.

#### **Data Table**

The Application meets the development standards of the CR zone as follows:

<b>Development Standard</b>	<b>Permitted/ Required</b>	<b>Approved</b>
<b>Tract Area</b>	n/a	45,503 sf (1.04 acres)
<b>Tract Area - Prior Dedication</b>	n/a	8,854 sf (0.20 acres)
<b>Tract Area - Proposed Dedication</b>	n/a	2,019 sf (0.05 acres)
<b>Site Area<sup>1</sup> (tract area minus dedications)</b>	n/a	34,630 sf (0.79 acres)
<b>Mapped Density</b>		
<b>CR-5.0 C-5.0 R-5.0 H-300</b>		
<b>Residential (GFA/ FAR)</b>	227,515 sf (5.0)	202,515 sf (4.45)
<b>Commercial (GFA/FAR)</b>	227,515 sf (5.0)	25,000 sf (0.55)
<b>Total Mapped Density (GFA/FAR)</b>	227,515 sf (5.0)	227,515 sf (5.0)
<b>MPDU requirement</b>	15%	15%

Development Standard	Permitted/ Required	Approved
<b>MPDU Bonus Density (GFA/FAR)<sup>2</sup></b>	n/a	44,553 sf (0.98)
<b>Downtown Silver Spring Overlay Zone Density (DSS)</b>	n/a	277,932 sf (6.11)
<b>Total GFA/FAR (with bonus density)</b>		550,000 sf (12.09)
<b>Building Height, max average</b>	300 ft	300 ft
<b>Public Open Space (min)<sup>3</sup></b>	3,463 sf	Contribution-in-lieu

<sup>1</sup> Site area is determined by tract area minus any previous and proposed dedications per Section 59.4.1.7.A of the Zoning Ordinance.

<sup>2</sup> MPDU bonus density is in accordance with Section 59.4.5.2.C.1.a of the Zoning Ordinance, which allows for residential density to be increased above the mapped residential FAR by 0.88 percent for each 0.1 percent increase in MPDUs above 12.5 percent up to and including 15 percent.

<sup>3</sup> Section 59-4.9.8.C.5 of the Zoning Ordinance, regarding Public Open Space in the Downtown Silver Spring Overlay Zone, and Section 4.1.12 of the 2022 *Silver Spring Downtown and Adjacent Communities Plan* provide that all Optional Method development projects required to provide public open space on a site not recommended for a new public space in the Sector Plan area are required to instead make a fee-in-lieu contribution to Montgomery Parks based on the cost per square foot of constructing an equivalent area of the otherwise required on-site public open space. The amount of the contribution will be determined at the time of site plan application review.

In addition to the general development standards outlined in Table 1, the Sketch Plan is subject to the development standards of the Downtown Silver Spring Overlay Zone, as provided in Section 59.4.9.8.C of the Zoning Ordinance:

#### *Development Standards*

##### *1. Building Height*

- a) Except as provided in Section 4.9.8.C.1.b or Section 4.9.8.C.3.b, the maximum building height is limited to the height allowed in the underlying zone.*
- b) Sites recommended in the Silver Spring Downtown and Adjacent Communities (SSDAC) sector plan to exceed the maximum building height of 300 feet may be approved by the Planning Board for up to 360 feet under optional method development.*

The building will have a maximum height of up to 300 feet, which is the maximum building height allowed by the Site's underlying CR zoning. The Site is

not specifically recommended in the Sector Plan to have a building height in excess of 300 feet.

2. *Density*

- a) *Properties in the CR zone with a mapped total FAR of 8.0 are not subject to the maximum C FAR or maximum R FAR limits under Section 59.4.5.2.A.3.*

The Property is zoned CR with a mapped total FAR of 5.0. This standard is not applicable to this Application.

- b) *In the CR or CRT zones, a development may exceed the mapped total FAR on a site if the Planning Board approves a sketch or site plan under Section 7.3.3 or Section 7.3.4, or a Bio-Health Priority Campus Plan under Section 7.3.6, that includes the allocation of gross floor area of Downtown Silver Spring Overlay Zone (DSS) Density, or FAR Averaging under Section 4.9.2.C.5.*

The Sketch Plan will exceed the mapped total FAR for the Site by qualifying for MPDU bonus density and by including up to 277,932 square feet of DSS density in the Application, as demonstrated in the data table above.

- c) *DSS Density is the gross floor area by which development on a site in the Overlay Zone may exceed the maximum gross floor area mapped on the site, consistent with the requirements of the Overlay Zone, including design review, public benefits, and the qualifications set forth in Section 4.9.8.C.2.e below. DSS Density may not be transferred to any other property.*

DSS density requested with this Application is for use on the Subject Property and not to be transferred to any other property. The Proposal and associated request for DSS density is consistent with the requirements of the DSS Overlay Zone, as presented herein.

- d) *Land Use*

*The gross floor area allocated from DSS Density may be developed as Commercial or Residential square footage.*

A total of 277,932 square feet of DSS density is requested with this Sketch Plan. This figure includes 25,000 square feet of DSS density to support retail/service establishment uses and 252,932 square feet of DSS density to support residential uses.

e) *Qualification*

*To qualify for DSS Density, a proposed development must:*

- i. *Make a contribution to the Civic Improvement Fund before the issuance of any building permit at a rate of \$5 per square foot of approved residential DSS Density gross floor area and at a rate of \$3 per square foot of approved non-residential DSS Density gross floor area.*

Before the issuance of any building permit, this Proposal will be required to contribute to the Civic Improvement Fund for the residential and non-residential DSS density allocated. The final amount of DSS density and associated Civic Improvement Fund contribution will be determined at the time of site plan review.

- ii. *The Planning Board, after advertising and holding a public hearing, must adjust this payment rate by July 1 of each even-numbered year by the cumulative increase or decrease in a published construction cost index over the prior two calendar years. The Planning Board must cap the biennial Civic Improvement Fund rate adjustment not to exceed 20%. If the biennial tax rate adjustment exceeds 20%, the excess dollar amount must be carried over and added to the Civic Improvement Fund rate before calculating the next adjustment. If this total adjustment, including any carried over value, again exceeds 20%, the excess dollar amount must be carried over and added to the rate before calculating the next biennial adjustment.*

The project will be subject to the Civic Improvement Fund rate applicable at the time of the Project's site plan review.

3. *Moderately Priced Dwelling Units (MPDUs)*

a. *General Requirement*

*For any development application that includes 20 or more residential dwelling units, the Planning Board may only approve the application if the development provides at least 15% MPDUs under the provisions of Chapter 25A.*

The Application includes up to 525 multifamily residential units with 15 percent MPDUs.

*b. Building Height*

*If a project exceeds 15% MPDUs the height limit of the applicable zone does not apply to the extent required to provide MPDUs. The additional height is calculated as the floor area provided for MPDUs above 15% divided by the average residential floor plate area, where each whole number and each remaining fraction allows an increase of 12 feet.*

The Applicant includes 15 percent MPDUs and does not request to exceed the 300-foot height limitation of the Site's underlying CR zone.

*c. Downtown Silver Spring Density*

*If a development includes at least 25% MPDUs, a DSS Density Payment is not required for any residential gross floor area.*

The Application includes 15 percent MPDUs. A contribution to the Civic Improvement Fund for an allocation of DSS density is required for the Project, with the contribution amount to be determined at the time of site plan review.

*4. Public Benefit Points*

*The requirements for public benefit points are established by Division 59.4.7, and as follows:*

*a. The Planning Board must not grant any public benefit points for transit proximity under Section 59.4.7.3.B.*

No public benefit points for transit proximity are requested.

*b. The Planning Board must determine that the development achieves 10 points for the exceptional design public benefit under Section 59.4.7.3.E.4. The Planning Board must appoint a Design Advisory Panel composed of independent professionals with relevant design experience and expertise, representing the diversity of the community, including at least one resident of Silver Spring. The Planning Board must consider the comments from the Design Advisory Panel on all projects before making its determination concerning exceptional design points.*

The Silver Spring Design Advisory Panel (DAP) reviewed the Sketch Plan twice, in July 2023 and October 2023. At their October 2023 meeting, the DAP concluded the Project is on track to qualify for 10 public benefit

points for exceptional design with further review to be completed with a future site plan application.

5. *Public Open Space*

*Any project required to provide public open space on a site not recommended in the Sector Plan for a new public space must contribute to the creation of new or improvement of existing public parks recommended by the Sector Plan, preferably within the same district as identified in the Silver Spring Downtown and Adjacent Communities Plan, based on the cost per square foot of constructing park area equivalent to the required public space, as determined by the Planning Board during site plan review.*

The Property is not recommended in the Sector Plan for a new public open space. In lieu of providing the area of open space otherwise required, the development will contribute to Montgomery Parks to support the creation of new parks or improvements to existing parks in the Sector Plan area. The amount of this contribution will be determined at the time of site plan review.

b. General Requirements

i. *Site Access*

Vehicular access to the Site will be consolidated from two curb cuts, one at 8676 Georgia Avenue, and one at 8601 Cameron Street, to a single access point to an internal parking structure. This access point is intended for use by future residents, visitors, and patrons of the on-site commercial retail tenant.

Three key pedestrian access points to the building will be at its corners adjacent to the intersections of Georgia Avenue and Cameron Street, and at Cameron Street and Ramsey Avenue, with a third entry point along the building's Cameron Street frontage. Bicycle and pedestrian access proximate to the Site will be substantially improved with the Project upgrading sidewalks on all frontages and providing separated bicycle lanes on both sides of Cameron Street on the block between Georgia Avenue and Ramsey Avenue. Upgrades along Cameron Street are consistent with the Sector Plan vision for a Central Green Loop.

ii. *Parking, Queuing, and Loading*

Parking and loading access for the Site will be provided on Ramsey Avenue. Of the three Site frontages, Ramsey Avenue is the most suitable vehicular and loading access point to the building because of the roadway's comparatively low vehicular, pedestrian, and bicycle travel

volumes, and the location's ability to utilize the Site's length to create an efficient access arrangement. While this location for the development's loading bays and parking garage is the most workable as discussed herein, it will confront townhomes located across Ramsey Avenue.

Alternative vehicular and loading access locations to the Property were examined from Georgia Avenue and/or Cameron Street and determined not to be feasible. Georgia Avenue is a Downtown Boulevard with six vehicle lanes and the highest levels of vehicle and pedestrian activity of the Site's three fronting streets. The Property's frontage is at its most narrow on Georgia Avenue. The angle at which Georgia Avenue fronts on the Property, the Property's limited frontage length, and this frontage's proximity to the intersection of Georgia Avenue and Cameron Street do not provide adequate distance or geometry to allow for safe and efficient vehicle or truck turning movements from Georgia Avenue into the Site.

Cameron Street, a Downtown Street, is a key east-west connector in downtown for vehicles, pedestrians, and bicyclists. The 2022 *Silver Spring Downtown and Adjacent Communities Plan* envisions Cameron Street between Second Avenue and Fenton Street as the northern segment of the Central Green Loop. Key elements of the Green Loop include comfortable sidewalks, separated bicycle lanes, and street trees. These elements are provided with this Proposal. Given the desire to increase pedestrian and bicycle activity on Green Loop streets, minimization of potential points of conflict between vehicles and walkers or bikers is prioritized along the Green Loop. In addition to pedestrian and bicycle considerations, the shallow depth of the Property as it relates to Cameron Street is not adequate to support a safe and efficient vehicle ramp to an on-site, interior parking structure without significantly reducing the quantity and quality of ground floor building space available for activating uses. Furthermore, the 2024 *Complete Streets Design Guide* emphasizes that driveways should be minimized on streets such as Downtown Streets (page 141). Both Cameron Street and Ramsey Street are Downtown Streets; however, Cameron Street experiences higher volumes of all travel modes. Therefore, additional curb cuts and vehicular access points on Cameron Street should be avoided where feasible.

Ramsey Avenue along the Site frontage will be redesigned to remove existing on-street parking in favor of a more pedestrian-friendly streetscape with buffered sidewalks. To accommodate the future commercial tenant and residential occupants, a three-bay loading dock is provided. Planning, MCDOT, and MCDPS ROW staff evaluated the maneuverability of the two types of trucks expected to service the Site and determined that there is sufficient space within the loading bay and the



future design of Ramsey Avenue to accommodate ingress and egress movements. Structured parking is provided on floors two through six of the building, above the ground level retail and residential lobby space. Architectural screening of the parking structure is required, and its design will be finalized at site plan. The Site is located within the Silver Spring Parking Lot District and is therefore permitted to provide parking capacity under the minimum required for the zone without a parking waiver. The total number of parking spaces will be finalized at the time of site plan review.

iii. *Open Space and Recreation*

Regarding open space, given the tract size and number of street frontages of this Property, Section 59-4.5.4.B.1 of the Zoning Ordinance requires ten percent of the Site area (3,463 square feet) be provided as public open space. However, Section 59-4.9.8.C.5 regarding Public Open Space in the Downtown Silver Spring Overlay Zone and the *Silver Spring Downtown and Adjacent Communities Plan* provide that for any Optional Method development project required to provide public open space on a site not recommended for a new public space in the Sector Plan, the Sector Plan recommends that in lieu of on-site open space, applicants contribute to the creation of new and improvement of existing public parks recommended by the Sector Plan, preferably within the same district. As this Application is required to provide public open space under the CR zone Optional Method of Development but the Property is not recommended for new parkland or public open space by the Sector Plan, the contribution-in-lieu is required.

The Planning Board Master Plan Interpretation Policy No. 24-01 dated October 26, 2023 provides further guidance on how to calculate and apply the contribution-in-lieu of public open space requirement. The contribution amount will be determined utilizing this guidance through a future site plan application.

Regarding recreation, private on-site recreational amenities to serve the residential portion of the development are required and will be evaluated with a future site plan application.

iv. *General Landscaping and Outdoor Lighting*

Conceptual landscaping is shown on the Sketch Plan and is generally designed to the 2023 *Silver Spring Downtown and Adjacent Communities Design Guidelines* along the Site's frontages. Landscaping and outdoor lighting plans are to be further evaluated at the time of site plan review.

2. *The Sketch Plan substantially conforms to the recommendations of the Sector Plan.*

The 2022 *Silver Spring Downtown and Adjacent Communities Plan* includes recommendations for its Downtown North District as well as general recommendations that apply to the Property and Proposal as follows:

i. *Downtown North District Recommendations*

*New tall buildings along Georgia Avenue should have clearly differentiated bases that relates to the pedestrian scale, with substantial variation in the building massing, facade and materials. Towers should step back above the base along streets, open spaces and through-block connections in a way that distinctly differentiates the tower from the building base. Refer to the Design Guidelines that accompany this Plan.*

The building design includes a distinct base treatment that relates to the pedestrian scale and will frame the adjacent public realm on Georgia Avenue, Cameron Street, and Ramsey Avenue. The building celebrates its prominence at the highly visible intersection of Georgia Avenue and Cameron Street with a strong vertical treatment that grounds its tower at street level at this corner and pulls up to its full height here. The building steps down in height proximate to Ramsey Avenue. Step backs are not included in the tower's Georgia Avenue frontage but are included above the base proximate to Cameron Street and Ramsey Avenue. The design incorporates the Historic Tastee Diner as a distinct, street-level feature adjacent to the intersection of Ramsey Avenue and Cameron Street, which adds unique character and charm to the pedestrian realm. The building design also incorporates plane changes, variation in materials and façade treatments that further break down the mass and scale of the building. Details of the building design are to be further developed with a future site plan application.

*At infill redevelopment sites along Georgia Avenue provide active ground floor uses.*

Commercial retail uses and residential lobby and amenity spaces will be a part of the building's ground floor program. The Sketch Plan concentrates this commercial space proximate to Georgia Avenue.

*Implement the Green Loop concept along Cameron Street between Fenton Street and 2nd Avenue as a key component of the Central Green Loop. Cameron Street between Fenton Street and Spring Street should be a Green Loop connector with some elements of the Green Loop implemented as feasible.*

This Project will provide key elements of the Central Green Loop including separated bike lanes on both sides of Cameron Street in between Cameron Street's intersections with Georgia Avenue to the north and Ramsey Avenue to the south.

*Increase public open spaces and community gathering opportunities in this district through development projects on existing opportunity sites.*

The northern portion of the Site, the former bank property, is identified as an opportunity site in the Sector Plan. The Sketch Plan provides general improvements to the public realm around the Property, including providing elements of the Sector Plan recommended Central Green Loop and space for a privately owned, but publicly accessible, street-level plaza proximate to the Historic Tastee Diner. These elements will help create an attractive public realm and provide the opportunity for a community gathering space adjacent to the Historic Tastee Diner. Per the Sector Plan, this Property is also recommended to provide a public open space contribution in-lieu of onsite public open space to further assist in meeting the Sector Plan's vision for open spaces in downtown Silver Spring.

*Additional opportunity sites in this district include: 8615 Georgia Avenue, 8676 Georgia Avenue, 86008606 2nd Avenue, 1323 Fenwick Lane, and 1327 Fenwick Lane.*

The Sector Plan identifies 8676 Georgia Avenue, the former bank property, as an opportunity site. As previously noted, this Proposal assembles two properties to support the development, the aforementioned opportunity site and the neighboring Tastee Diner site.

ii. *Sector Plan General Recommendations*

*Land Use and Zoning*

*Any CR property in the Plan Area may obtain additional density necessary to reach the mapped maximum building height by making a contribution to the Civic Improvement Fund (CIF). CIF contributions will be made only for density above the total mapped maximum density for the site, not achieved through density-averaging, or for providing MPDUs above the required minimum, up to the approved maximum height.*

The development proposal exceeds the mapped total FAR for the Property and requests to utilize 277,932 square feet of Downtown Silver Spring Overlay Zone Density to reach a maximum development density 550,000 square feet. A contribution to the Civic Improvement Fund (CIF) must be made for additional density requested above the mapped FAR for the Property that is otherwise not achieved through the provision of MPDUs above the required minimum. The final amount of the contribution to the Civic Improvement Fund will be

determined through future site plan review, with the contribution to be made prior to the issuance of any building permits, as stipulated in Section 59.4.9.8.C.2.e of the Zoning Ordinance.

*For Optional Method development projects required to provide public open space on a site not recommended for a new public open space in the Sector Plan, the Plan requires contribution to a recommended park preferably in the same district, unless the Planning Board determines the public open space will significantly contribute to the public open space network proposed in this Sector Plan. Refer to Section 4.1.12. Implementation.*

The Sketch Plan is made under the Optional Method of development for the CR zone and is required to provide ten percent of the site area (3,463 square feet) as public open space. However, the 2022 *Silver Spring Downtown and Adjacent Communities Plan* does not recommend new public open space for the Site. As such, the Proposal is required to provide a fee-in-lieu contribution with the total amount to be calculated with a future site plan application, in accordance with Planning Board Master Plan Interpretation Policy M-NCPPC 24-01, dated October 26, 2023.

#### *Economic Growth*

*Promote new ground-floor retail to established retail nodes or corridors where there is already existing retail and significant pedestrian activity. For those locations that are not adjacent to or on a block with existing retail consider alternative strategies for activating the ground floor, such as an art gallery/venue, community meeting space, educational or medical use.*

The Sketch Plan will provide new ground-floor retail uses in the core of Silver Spring, proximate to other existing retailers, service providers, and dining options. The ground floor program for the development includes an activating residential lobby feature. The Applicant is also developing concepts for adaptively reusing the Tastee Diner and incorporating that as an activating feature for the development and adjacent streetscape area. Details regarding these design elements will be further reviewed at the time of site plan.

#### *Housing*

*Require all Optional Method of Development projects to provide a minimum of 15 percent moderately priced dwelling units (MPDUs) or other DHCA-equivalent affordable housing.*

The Application is made under the Optional Method of development for the CR zone and provides 15 percent MPDUs.

*Provide a range of unit types for a diversity of households, including families, seniors, and persons with disabilities.*

The building program provides up to 525 multifamily residential units, to include a mix of studio, one-bedroom and two-bedroom units, with 15 percent MPDUs and five fully accessible (ANSI A117.1 Residential Type A standard or County equivalent) units.

*Increase infill housing opportunities in office buildings with high vacancy rates and other underused properties by setting commercial and residential densities the same in CR zones.*

In accordance with the Sector Plan recommendation, the density and height allowances of the CR zoning for the Property were increased from CR-5.0 C-1.0 R-5.0 H-200 to CR-5.0 C-5.0 R-5.0 H-300 to allow flexibility for future mixed-use redevelopment. The development concept leverages the opportunity to redevelop two underutilized, low-density, vacant, commercial properties with surface parking, and replaces them with a single, mixed-use, high-density building with up to 525 multifamily residential units.

### *Urban Design*

*Encourage innovative building form and allow flexibility in design. Vary tower heights, setbacks, and building materials.*

The building design includes a pedestrian-scaled base and tall, slender tower that steps down from a maximum height on its northside, proximate to Georgia Avenue to a lower elevation on its southside, proximate to Ramsey Avenue. The building celebrates its visual prominence proximate to the intersection of Georgia Avenue and Cameron Street by pulling its tower up from the street level to its full height here. A variety of building materials and architectural techniques are incorporated into the design. To maximize this building's contribution to the urban form of its neighborhood, at the time of site plan, the following building elements should be further developed: a signature tower cap proximate to Georgia Avenue, uniform screening treatment of structured parking levels, and visual softening of the loading and parking access area.

*Limit bulky towers and consider architectural features, building articulation, solar building orientation, and access to light and air.*

A variety of architectural techniques are integrated into the building design to reduce its perceived massing and make it relatable at the pedestrian level. The building tower steps-in from its base, and is tall, slender, and accentuated by plane changes and step down in height. A sun/shade study was included with the Application to demonstrate how the building orientation will allow many units to receive ample solar exposure in either the mornings or evening hours. It also shows that the building will not cast shadows on the adjacent Cameron Hill townhomes.

*Implement noise mitigation strategies for new development to comply with the county's noise ordinance.*

A preliminary noise study was submitted with the Application's companion Preliminary Plan No. 120230150 that reviewed traffic noise levels for the Site's Georgia Avenue frontage only. The results of this study recommended that acoustically rated windows and doors may be needed on residential units on this façade to abate the impacts of road noise.

As part of the recommended approval of the associated preliminary plan, a condition is included for the noise study to be updated at the time of site plan review, to include traffic noise analysis on the development associated with Cameron Street. Georgia Avenue and Cameron Street carry vehicle loads that trigger noise analysis for impacts to internal and external spaces of the redeveloped Property. Generally, waivers of requirements to mitigate traffic noise impacts on street fronting outdoor amenity spaces in the urban environment are supported, where such impacts are unavoidable, and mitigation of noise impacts on those spaces (such as through the installation of walls between streets and street-side amenity spaces) would be undesirable and disruptive to the urban streetscape. Additional evaluation of noise impacts is required to be completed at the time of site plan review.

#### *Public Realm*

*Implement the Green Loop concept on the streets indicated in Section 2.2.*

The Application provides Central Green Loop features including protected bicycle lanes, wide sidewalks, and street trees along the portion of Cameron Street adjacent to the Property.

*Activate spaces with placemaking efforts, including public art and programming, that celebrate and highlight the diverse cultures of downtown Silver Spring.*

The Historic Tastee Diner is a local landmark and a historically significant building that is to be preserved, adaptively reused, and celebrated through its

prominent placement adjacent to the intersection of Cameron Street and Ramsey Avenue as part of this development proposal.

### Transportation & Pedestrian Network

*Expand connectivity within and between the districts by crossing the rail tracks, implementing the Green Loop, and advancing the 2018 Bicycle Master Plan.*

As previously noted, the Application will implement elements of the Central Green Loop, including separated bicycle lanes on the north and south of side Cameron Street on the same block as the Site.

*Enhance roadway accommodation for all users and eliminate conflict points.*

The Proposal will enhance the safety of roadways and sidewalks around the Property by contributing to the realization of the Central Green Loop. Consolidated Site access and loading operations are on Ramsey Avenue, where the lowest pedestrian and vehicular activity is expected and where the fewest vehicular and pedestrian conflict points will exist.

*Upgrade all intersections with high-visibility continental crosswalk markings for all pedestrian approaches.*

Two crosswalks at the intersection of Cameron Street and Ramsey Avenue, and all four crosswalks at the intersection of Georgia Avenue and Cameron Street will be upgraded with continental-style markings. Bicycle lane driveway and street crossings will also include appropriate pavement markings as appropriate.

*Maximize safety by increasing and improving the quality of pedestrian-scale lighting provided along roadways, walkways, bicycle facilities, crosswalks, and pedestrian underpasses.*

The Application shows street lighting on Property frontages in general conformance with expectations for an urban infill site. An exterior lighting and photometric plan will be reviewed with a future site plan application.

*Ensure that every public right-of-way within the Sector Plan area will be ADA accessible. This applies to public sidewalks, trails, and street crossings.*

The Proposal provides new sidewalks, designed to current standards all on frontages. These sidewalks will be ADA accessible.

*Create one-way, separated bike lanes on both sides of Cameron Street between Spring Street and 2nd Avenue.*

This Application will provide for one-way, separated bike lanes, one on each side of Cameron Street, on the block bound by Cameron Street's intersections with Georgia Avenue and Ramsey Avenue.

*Parking and Loading*

*Promote a constrained parking policy appropriate for an urban area that is well-served by transit and is easily traversed on foot or by bicycle. The Plan supports redevelopment projects providing less than the required minimum parking for all areas of the plan.*

The Application will provide 340 vehicle parking spaces which is more than the minimum (333 spaces) and fewer than the maximum (831 spaces) number of allowable parking spaces. Of those 340 spaces, 263 will be reserved for the residents and 70 will be available for the retail use. The Applicant is encouraged to provide fewer than the minimum number of parking spaces given the Sector Plan's recommendation and the Site's proximity to the Paul S. Sarbanes Transit Center (~0.3 miles) and its multiple public rail and bus transportation opportunities. The final number of parking spaces will be determined at the time of site plan review.

*Urban Heat Islands and Tree Canopy*

*Prioritize urban tree canopy and green infrastructure in targeting the hottest streets and where tree canopy is deficient.*

Right-of-Way Priority Planting Areas for reducing urban heat island impacts are identified on Map 27 on page 168 of the Sector Plan. The Property is located in an area identified as having a high heat island temperature. The Property's frontages on Ramsey Avenue, Cameron Street and Georgia Avenue are identified as priority tree planting areas. The Sketch Plan includes new street trees in each frontage area, generally spaced at 30-foot intervals. Details will be further developed with a future site plan application.

*Require a minimum of 35 percent green cover on Optional Method Development projects where practicable and consistent with Plan objectives.*

As an Optional Method Development project, this development is required to provide at least 35 percent of the Site area as green cover. The Sketch Plan will meet this requirement by providing an intensive green roof on at least 35



percent of the building's roof area. Details regarding green cover are to be further developed at the time of site plan review.

*Historic Resources*

*Protect and preserve resources listed in the Master Plan for Historic Preservation.*

The Sketch Plan will protect, preserve, restore and adaptively reuse the Historic Tastee Diner, a designated historic structure listed on Master Plan for Historic Preservation in Montgomery County (MP Historic Site No. 36/13). The designated historic portion of the Tastee Diner consists of an approximately 800 square-foot structure with an exterior surface of porcelain enamel with wraparound bands of trim and stainless-steel detailing. The Historic Preservation Commission completed two Preliminary Consultations regarding integration of the Diner into the larger redevelopment of the Site. The general treatment for the Diner and shift in its existing location were supported by the Historic Preservation Commission as noted in their letter of support for the Sketch Plan, attached to the Staff Report.

Additionally, as noted in Section 4, Project Description, Previous Approvals of the Staff Report, the Historic Tastee Diner is also the subject of an Historic Easement Agreement that is focused on preserving the historic, aesthetic, and cultural character and appearance of the Diner. Work performed under this Agreement will be subject to further review and recommendations from the Historic Preservation Supervisor, County Attorney's Office, and approval by the County Executive.

*Promote the adaptive reuse of historic properties while retaining their character defining features.*

The Project includes the adaptive reuse of the Historic Tastee Diner and preservation of exterior character. The Historic Preservation Commission is supportive of the design concept and will be involved in future review efforts as detailed designs are developed.

- 3. The Sketch Plan satisfies, under Section 7.7.1.B.5 of the Zoning Ordinance, the binding elements of any development plan or schematic development plan in effect on October 29, 2014.*

The Sketch Plan is not subject to a development plan or schematic development plan.

4. *The Sketch Plan satisfies the green area requirement in effect on October 29, 2014.*

The Sketch Plan is not subject to the green area requirement in effect on October 29, 2014.

5. *The Sketch Plan achieves compatible internal and external relationships between existing and pending nearby development.*

The scope and scale of the development is in-line with the height and high density envisioned by the Sector Plan and Downtown Silver Spring Overlay Zone. The mixed-use nature of the development will provide additional residential units and commercial opportunities in downtown, proximate to similar existing development and multiple public transportation opportunities. The Paul S. Sarbanes Transit Center, with access to multiple bus routes, the Silver Spring Metro Station, MARC, and future Purple Line Station, is located approximately 0.3 miles southwest of the Property. The Sketch Plan also will contribute to enhancing the pedestrian realm and bicycling infrastructure in downtown by implementing elements of the Central Green Loop on Cameron Street.

Existing development surrounding the Property includes the Cameron-Second Street Public Parking Garage and multiple mid-rise commercial buildings located across Cameron Street and Georgia Avenue. A mid-rise Verizon utility building and a single-story commercial building (Mi Rancho Restaurant) abut the east side of the Property. Townhouses and a single-story commercial building (Cubanos Restaurant) confront the Property to the south across Ramsey Avenue. The building tower steps down in height proximate to the townhomes and single-story commercial buildings. The design also includes a step back as the building mass transitions from its wider base to the more slender, vertical tower. These architectural techniques help to further break down the overall perception of building bulk and mass proximate to the existing lower height and lower density development on abutting and confronting properties at Ramsey Avenue. The Silver Spring DAP found the building design concept, including its massing proximate to the townhouses to be acceptable.

There is one ongoing development project pending completion in close proximity of the Site. The Guardian Building at 8605 Cameron Street (Site Plan No. 820170100 and amendments), is actively being converted from a six-floor office building into an 11-floor mixed-use development with up to 177 new multifamily residential units and commercial uses. The Sketch Plan is compatible with this pending, ongoing development as they are generally similar in development type and uses proposed.

6. *The Sketch Plan provides satisfactory general vehicular, pedestrian, and bicyclist access, circulation, parking, and loading.*

The Application locates loading and parking access on the Property's Ramsey Avenue frontage. Pedestrian and bicyclist access and circulation around the Site will be enhanced through the provision of new sidewalks along all three frontages to current applicable standards and design guidelines. One-way, separated bicycle lanes are to be provided on both sides of Cameron Street on the same block as the Property to contribute to the creation of the Sector Plan envisioned Central Green Loop through downtown Silver Spring.

The loading and parking arrangement for this development places three loading bays and a single ingress and egress point of access to the building's internal parking structure on Ramsey Avenue. This location was selected as Ramsey Avenue, when compared to Georgia Avenue and Cameron Avenue, has the lowest level of vehicular and pedestrian use, allows for safe and efficient ingress and egress movements, and minimizes the number of curb cuts, and potential conflict points between vehicles, pedestrians, and cyclists, necessary for access and loading.

7. *The Sketch Plan proposes an outline of public benefits that supports the requested incentive density and is appropriate for the specific community.*

Taking into account the considerations in Section 59-4.7.1.B, including the recommendations and objectives of the Sector Plan and any applicable design guidelines, the Incentive Density Implementation Guidelines, the size and configuration of the site and its relationship to adjacent properties, similar public benefits nearby, and additional enhancements related to the individual public benefits, the Planning Board finds that the following outline of public benefits supports the Applicant's request for incentive density and is appropriate for the community surrounding the site. The final determination of public benefit point values will be determined at Site Plan(s).

<b>Public Benefit</b>	<b>Maximum Points Allowed</b>	<b>Approved</b>
<b>Connectivity and Mobility</b>		
Minimum Parking	10	9.86
<b>Diversity of Uses and Activities</b>		
Enhanced Accessibility	20	2.85
Affordable Housing	N/A	30
<b>Quality Building and Site Design</b>		
Architectural Elevations	20	10
Exceptional Design	10	10
Historic Resource Protection	20	10
Structured Parking	20	10
<b>Protection and Enhancement of the Natural Environment</b>		
Building Lot Terminations (BLT)	30	11.30
Recycling Facility Plan	10	10
<b>Total Points</b>	<b>100 (required)</b>	<b>104.01</b>

### Connectivity and Mobility

#### *Minimum Parking*

The Applicant requests 9.86 public benefit points for providing fewer than the maximum allowed number of parking spaces. Points for this incentive are granted on a sliding scale from no points for providing the maximum allowable number of on-site parking spaces to ten points for providing no more than then minimum number of required parking spaces on-site. Based on the formula set forth by the Incentive Density Implementation Guidelines, the Proposal is eligible for (9.86 public benefit points in this category. The Planning Board supports 9.86 public benefits points at this time, with final determination of points at Site Plan review.

$$\{((\text{Maximum Allowed Parking}) - (\text{Parking Provided})) / ((\text{Maximum Allowed Parking}) - (\text{Minimum Parking}))\} * 10 = \text{number of public benefit Points}$$

$$(831-340) / (831-333) * 10 = 9.86 \text{ points}$$

### Diversity of Uses and Activities

#### *Enhanced Accessibility for the Disabled*

The Applicant requests 2.85 public benefit points for providing five (5) dwelling units that satisfy ANSI A117.1 Residential Type A accessibility standard or equivalent county standard. Based on the formula set forth in the Incentive Density Implementation

Guidelines, the Proposal is eligible for the 2.85 public benefit points in this category. The Planning Board supports the 2.85 public benefits points for the provision of enhanced accessible residential dwelling units at this time, with final determination to be made at Site Plan.

$$\begin{aligned} (\text{ANSI 117.1 Type A Units} / \text{Total Units}) \times 300 &= \text{number of public benefit points} \\ (5 / 525) \times 300 &= 2.85 \text{ points} \end{aligned}$$

### *Affordable Housing*

The Applicant requests 30 public benefit points for providing more than 12.5 percent of the residential units as MPDUs. This Application provides 15 percent of total number of residential units as MPDUs. This is 2.5 percent above the minimum required to qualify for public benefit points for Affordable Housing. For every percentage point over 12.5 percent MPDUs, 12 public benefit points can be awarded. The Planning Board supports the request for 30 public benefit points for Affordable Housing at this time, with final determination to be made at Site Plan, in accordance with the following formula:

$$\begin{aligned} (\text{Proposed percent MPDUs} - 12.5 \text{ percent MPDU minimum}) \times 12 &= \text{number of public} \\ &\text{benefit points} \\ (15 \text{ percent MPDUs proposed} - 12.5 \text{ percent MPDU minimum}) \times 12 &= 30 \text{ points} \end{aligned}$$

### Quality Building and Site Design

#### *Architectural Elevations*

The Applicant requests 10 public benefit points for providing high-quality architectural elevations that include binding design elements approved with the Sketch Plan. These binding elements conceptually provided with this Sketch Plan include a minimum percentage of transparency on the ground floor, maximum separation between operable doors on Cameron Street and Georgia Avenue and incorporation of design priorities of the Sector Plan including a well-defined building base and a tower step-back along Ramsey Avenue. The provision of well-proportioned and attractive architectural elevations is particularly significant with this Proposal as the building will be highly visible from the public realm. The elevations will help to create a safe and attractive pedestrian environment and add visual interest to the Central Green Loop along Cameron Street and streetscape frontage areas on Georgia Avenue and Ramsey Avenue. The Planning Board supports 10 public benefit points requested for Architectural Elevations with the Sketch Plan at this time, with final determination to be made at Site Plan.

#### *Exceptional Design*

The Silver Spring Downtown Overlay Zone requires development proposals in the Overlay Zone to achieve 10 public benefit points for Exceptional Design. The Silver

Spring Design Advisory Panel (DAP) provides guidance and recommendations to heighten design excellence and improve the quality of architecture, urban design, and landscape architecture in downtown Silver Spring and is required to review all Optional Method Development proposals for exceptional design.

The Applicant requests 10 public benefit points for exceptional design. The Incentive Density Implementation Guidelines provide that 10 (ten) points are appropriate for development that meets the following criteria:

i. *Providing innovative solutions in response to the immediate context.*

The site and building design maximize the development potential of a relatively narrow urban Site occupying approximately half of a city block in downtown Silver Spring. The building base has been designed to frame the public realm with active uses and building footprint allows for wide sidewalks and streetscape enhancements. The Historic Tastee Diner is incorporated into the design as a unique feature.

ii. *Creating a sense of place and serves as a landmark.*

The Application will transform two vacant single-use commercial properties with surface parking lots into a high-density, mixed-use development that will deliver new residential and commercial uses into downtown. The building's northern tower proximate to Georgia Avenue will include architectural elements to make it a visually prominent landmark along this corridor and in the Silver Spring skyline. The Historic Tastee Diner is an existing local landmark that will be preserved, adaptively reused, and slightly relocated to be more visually prominent at the southern location of the Property.

iii. *Enhancing the public realm in a distinct and original manner.*

The building base is designed to address the public realm with activating uses, including a residential lobby and amenity area and commercial/retail space. The Project will also provide elements of the Sector Plan envisioned Central Green Loop along Cameron Street and provides for a plaza space adjacent to the Historic Tastee Diner.

iv. *Introducing materials, forms or building methods unique to the immediate vicinity or applied in a unique way.*

The building has a unique character that fits its neighborhood context. The building's form is anchored by a rectangular base. The base of the building including its scale and materiality is in character with adjacent buildings. The building's tower rises from the base as two intersecting rectangular forms. A variety of materials, fenestration, plane changes and other architectural

techniques are included in the design to break down the perceived mass of the building.

- v. *Designing compact, infill development so living, working and shopping environments are more pleasurable and desirable on a site.*

The Sketch Plan will provide a high-density, mixed-use urban infill redevelopment of two vacant, underutilized, low-density, commercial properties with surface parking. The Project will deliver up to 525 new multifamily residential units, including 15 percent MPDUs and up to 25,000 square feet of activating ground-floor commercial uses in the core of downtown Silver Spring, within walking distance of numerous opportunities for employment, shopping, and enjoyment. The design gives attention to creating an inviting public realm around the Site by constructing elements of the Central Green Loop along Cameron Street and providing wider sidewalks and new street trees on all frontages. The preservation and presentation of the Historic Tastee Diner as a visual and functional element at the base of the new high-rise building adds site-specific character and charm to downtown's public realm.

- vi. *Integrating low-impact development methods into the overall design of the site and building, beyond green building or site requirements.*

The Project maximizes the transportation-oriented location of the Property by delivering up to 525 new residential units where none currently exist and by providing new street-level commercial uses where two existing commercial properties sit vacant.

The Silver Spring Design Advisory Panel (DAP) reviewed the Sketch Plan twice in 2023, at their meetings on July 19, 2023 and October 18, 2023. At the July meeting, the DAP's discussion focused on the overall building massing and relationship with abutting developments, design and articulation of the Georgia Avenue façade and tower, integration of the Historic Tastee Diner, and façade treatment for parking garage levels. At the October meeting, the DAP concluded the Project is on track for achieving 10 public benefits for exceptional design and requested the following items be provided or otherwise addressed with a future site plan submission:

- Overall massing of the building, including the design of the tower and the top so the impact on the skyline can be assessed.
- Views that demonstrate the design of all sides of the building. This includes clear views of all sides of the base so the relationship to the context and to the diner car is clear from all angles.
- Full elevations of all sides of the whole building that show overall material palette and how those materials are working together.

- Views from down Georgia Avenue from several blocks away to understand the impact on the context.
- A view from the courthouse towards the diner and tower.
- Design of the corner at Georgia Avenue and Cameron Street in response to the DAP's comment about how this corner should be prominent, along with views that show how it relates to the diner car location and design.
- Plan, elevation, and section drawings that describe how the change in grade from the sidewalk to the public space is being addressed.
- A ground floor plan that addresses possible back-of-house space for Tastee Diner tenant and how that impacts the façade.

### *Historic Resource Protection*

The Applicant requests 10 points for preservation and enhancement of the Historic Tastee Diner, a historic resource designed as Master Plan Historic Site No. 36/13 in the Master Plan for Historic Preservation in Montgomery County. The Planning Board supports the Applicant's request for ten public benefit points for Historic Resource Protection at this time, with final determination to be at Site Plan.

### *Structured Parking*

The Applicant requests 10 public benefit points for providing Structured Parking. The Application includes an above-grade structured parking with 340 spaces, internal to the building. All on-site parking will be provided in this garage. The CR Zone Incentive Density Implementation Guidelines grants points on a sliding scale based on the percentage of total on-site spaces to be provided in an above or below grade parking structure. The parking regime qualifies for 10 public benefit points as 100 percent of the parking spaces for the project will be located in an above-grade parking structure. The Planning Board supports the Applicant's request for 10 public benefit points for structured parking at this time, with final determination to be made at Site Plan.

### Protection and Enhancement of the Natural Environment

#### *Building Lot Terminations (BLTs)*

The Applicant requests 11.30 public benefit points for the purchase of 1.255 BLT easements or equivalent payment made for every 31,500 square feet of gross floor area comprising the 7.5 percent incentive density floor area. Points are granted by the calculation of BLTs as provided in Section 59.4.7.3.F of the Zoning Ordinance. The Planning Board supports the 11.30 public benefits points requested at this time, with final determination to be made at Site Plan, based on the following calculation:



BLT calculation:

$$\begin{aligned} & (\{[\text{Project Density} - (\text{Standard Method Density})] \times 0.075\} / 31,500) \times 9 \\ & (((550,000 - (22,751.50)) * 7.5\%) / 31,500) = 1.255 \text{ BLTs} \\ & 1.255 \text{ BLTs} * 9 \text{ points/BLT} = 11.30 \text{ public benefit points} \end{aligned}$$

*Recycling Facility Plan*

The Applicant requests ten (10) points for proposing recycling facilities and an associated recycling plan to be approved as part of a site plan that will meet or exceed Montgomery County Executive Regulation 15-04AM or Montgomery County Executive Regulation 18-04. As part of their recycling proposal, the Applicant intends to provide dedicated containers for recycling less common recyclable materials including batteries, light bulbs, and plastic bags. The Planning Board supports the request for 10 public benefit points for a recycling facility plan at this time, with final determination to be made at Site Plan.

*8. The Sketch Plan establishes a feasible and appropriate phasing plan for all structures, uses, rights-of-way, sidewalks, dedications, public benefits, and future preliminary and site plan applications.*

All elements are to be developed in a single phase.

BE IT FURTHER RESOLVED that the Board's approval of a sketch plan is in concept only and subject to further review at the site plan, when, based on detailed review the Board may modify the Sketch Plan's binding elements or conditions based on the Montgomery County Code, the Sector Plan, or other requirements; and

BE IT FURTHER RESOLVED that this Resolution incorporates by reference all evidence of record, including maps, drawings, memoranda, correspondence, and other information; and

BE IT FURTHER RESOLVED that all binding site development elements shown on the latest version of Sketch Plan No. 320230060, received by M-NCPPC as of the date of the Staff Report, are required, except as modified by the above conditions of approval; and

BE IT FURTHER RESOLVED that this Resolution constitutes the written opinion of the Board in this matter, and the date of this Resolution is

**July 26, 2024**

(which is the date that this Resolution is mailed to all parties of record); and

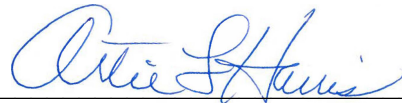
MCPB No. 24-065  
Sketch Plan No. 320230060  
**8676 Georgia Avenue**  
Page 28

BE IT FURTHER RESOLVED that any party authorized by law to take an administrative appeal must initiate such an appeal consistent with the Maryland Rules for the judicial review of administrative agency decisions.

\* \* \* \* \*

**CERTIFICATION**

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission on motion of Commissioner Hedrick, seconded by Commissioner Linden, with a vote of **3-0-1**; Chair Harris, and Commissioners Hedrick, and Linden, voting in favor of the motion, Commissioner Bartley abstaining, and Vice Chair Pedoeem necessarily absent, at its regular meeting held on Thursday, July 25, 2024, in Wheaton, Maryland and via video conference.



\_\_\_\_\_  
Artie L. Harris, Chair  
Montgomery County Planning Board



DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Marc Elrich  
*County Executive*

Scott Bruton  
*Director*

February 13, 2025

Mr. Adam Bossi  
Montgomery County Planning Department  
2425 Reedie Drive, 13<sup>th</sup> Floor  
Wheaton, Maryland 20902

Re: 8676 Georgia Ave  
Site Plan #820250050

Dear Mr. Bossi:

The Montgomery County Department of Housing and Community Affairs (DHCA) has reviewed the above referenced plan and recommends Approval for up to 493 total units including 15.1% MPDUs (up to 75 MPDUs) in Silver Spring, Maryland.

An Agreement to Build must be submitted to, reviewed, and executed by DHCA before building permits are obtained from the Department of Permitting Services (DPS). The final MPDU locations, layouts and bedroom mix will need to be approved by DHCA at the MPDU Agreement to Build stage. No more than 40% of one floor may consist of MPDUs and the MPDUs must be reasonably distributed throughout the building.

Sincerely,

A handwritten signature in blue ink that reads "Maggie Gallagher".

Maggie Gallagher, Program Manager I  
Affordable Housing Programs Section

*Affordable Housing*

**Division of Housing**  
*Landlord Tenant Affairs*

*Multifamily Housing*

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1401 Rockville Pike, 4th Floor • Rockville, Maryland 20852 • 240-777-0311 • 240-777-3691 FAX • [www.montgomerycountymd.gov/dhca](http://www.montgomerycountymd.gov/dhca)



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**Department of Permitting Services  
Fire Department Access and Water Supply Comments**

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**DATE:** 28-May-24  
**TO:** Patrick La Vay - plavay@mhgpa.com  
Macris, Hendricks & Glascock  
**FROM:** Marie LaBaw  
**RE:** 8676 Georgia Avenue  
320230060 120230150

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## **PLAN APPROVED**

1. Review based only upon information contained on the plan submitted **28-May-24**. Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
2. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.

**\*\*\* 2/20/2025 Site plan approval 820250050 \*\*\***



Ms. Eileen Kao  
Chief, Waste Reduction and Recycling Section  
Recycling and Resource Management Division  
Montgomery County Department of Environmental Protection  
2425 Reddie Drive, 4<sup>th</sup> Floor  
Wheaton, MD 20902

December 30, 2024

Re: Recycling Facility Plan – 8676 Georgia Avenue, Site Plan No. 820250050

Dear Ms. Kao,

On behalf of 8676 Georgia Avenue LLC, please accept this memo as a Recycling Facility Plan for the subject development. The following represents efforts by the project to exceed the County's required waste reduction & recycling standards. Below is a list of the initiatives we will be implementing, pending your approval. All residents will be notified of these amenities and their location(s) within the building.

- A) **Food Scraps Collection** –Containers dedicated to food scraps will be provided in a central location within the building, to allow residents to separate food from trash. We will contract with a food scraps recycling collection service provider to transport the materials to an off-site composting facility.
- B) **Battery Recycling Collection** –Containers dedicated to all types of household dry cell batteries (e.g. alkaline, lithium, NiCad, rechargeable) and sizes (e.g. AA, AAA, C, C, 9-volt) will be provided in a central location within the building. We will arrange transportation of these materials to an off-site battery processing (not disposal) facility or utilize pre-paid collection kits from a battery collection and recycling service.
- C) **Plastic Bag Recycling** – Dedicated containers for the collection of plastic bags, plastic film, shrink wrap and other plastic films, will be provided in a central location within the building. We will arrange transportation of these items to a local grocery store that will accept plastic bags and film, or contract with a collection service to transport these materials to a recycling facility.
- D) **Compact Fluorescent Light (CFL) Bulb Recycling** – A dedicated container for CFL bulbs and tubes will be provided in a central location within the building. We will contract with a collection company with CFL recycling services or participate in mail back programs for CFL recycling.
- E) **Paper Shredder** - A commercial paper shredder will be available in the trash/recycling room for use by all residents wishing to destroy sensitive paper material. We will contract with a collection company to pick up and recycle the shredded contents on a regular basis.

The above items, in addition to the minimum County regulated requirements for recycling and disposal will enhance waste reduction and increase awareness of the recycling benefits available in the building. We will continue to work through the details of these plans and appreciate your support of our requested 10 public benefit points.

Thank you in advance for your consideration.

Sincerely,

A handwritten signature in blue ink that reads "Todd M. Weiss". The signature is written in a cursive style with a large initial "T".

Todd Weiss

8676 Georgia Avenue LLC, a Maryland limited liability company

BY: 8676 Georgia Avenue LLC, a Delaware limited liability company

BY: Roadside Management LLC, a District of Columbia limited liability company, its manager

Accepted and Acknowledged:

A handwritten signature in black ink that reads "Eileen Kao". The signature is written in a cursive style.

Ms. Eileen Kao  
Chief, Waste Reduction and Recycling Section  
Recycling and Resource Management Division  
Montgomery County Department of Environmental Protection

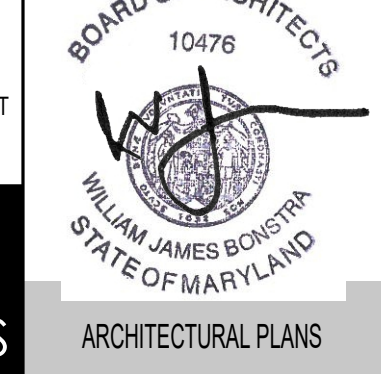
REVISIONS

3	SITE PLAN SUBMISSION	10.25.24
4	RESUBMISSION	01.02.2025
5	RESUBMISSION	01.21.2025

DATE: 01.21.2025  
PROJECT NO.: 2018.018  
DRAWN BY: Author  
CHECKED BY: Checker

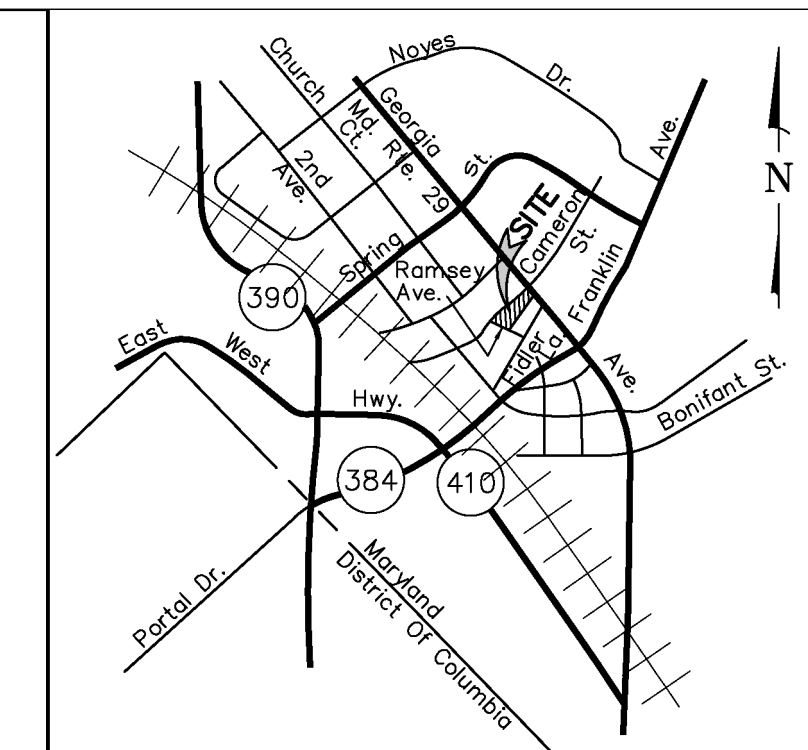
PROFESSIONAL CERTIFICATION  
I, WILLIAM JAMES BONSTRA, CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR SUPERVISED BY ME OR THAT I AM A QUALIFIED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 10476 (PROFESSIONAL SEAL MISSING)

SITE PLAN #820250050



- GENERAL NOTES:**
1. ALL GRADES AND SPOT ELEVATIONS SHOWN ARE APPROXIMATE AND MAY BE REFINED DURING FINAL ENGINEERING AND ARCHITECTURAL DESIGN.
  2. FINAL UNIT MIX AND NUMBER OF PARKING SPACES REQUIRED AND TO BE PROVIDED WILL BE REFLECTED ON THE CERTIFIED SITE PLAN.
  3. INTERIOR FLOOR PLANS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND WILL BE FINALIZED AT TIME OF BUILDING PERMIT.
  4. LOCATION AND QUANTITY OF RETAIL DOORS WILL BE FINALIZED AT TIME OF DPS BUILDING PERMIT REVIEW.
  5. THE PARKING LEVEL LAYOUTS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.
  6. EXTERIOR ARCHITECTURAL CHARACTER, PROPORTION, MATERIALS AND ARTICULATION WILL BE SUBSTANTIALLY SIMILAR TO THE ARCHITECTURAL DRAWINGS INCLUDED IN THE CERTIFIED SITE PLAN.
  7. THE HEIGHT OF ROOFTOP SCREENING MAY BE ADJUSTED AT TIME OF CERTIFIED SITE PLAN, WITH THE EXACT DESIGN AND LAYOUT OF THE ROOFTOP AMENITY AREAS, MECHANICAL STRUCTURES, TERRACE ACCESS, SERVICE / SUPPORT ROOMS WILL BE DETERMINED AT THE TIME OF CERTIFIED SITE PLAN.
  8. WHERE SPECIFIC BUILDING MATERIALS ARE IDENTIFIED, SUBSTITUTIONS WITH DIFFERENT BUILDING MATERIALS MAY BE PERMITTED BY STAFF, AS LONG AS THE SUBSTITUTION IS IN KEEPING WITH THE CHARACTER AND DESIGN INTENT APPROVED BY THE PLANNING BOARD AND SHOWN ON THE CERTIFIED SITE PLAN.
  9. EXTERIOR ARCHITECTURAL CHARACTER, PROPORTION, MATERIALS, AND ARTICULATION WILL BE SUBSTANTIALLY SIMILAR TO THE ARCHITECTURAL DRAWINGS INCLUDED IN THE CERTIFIED SITE PLAN.

**DEVELOPER'S CERTIFICATE**  
THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF SITE PLAN APPROVAL NO. 820250050 INCLUDING APPROVAL CONDITIONS, DEVELOPMENT PROGRAM AND CERTIFIED SITE PLAN.  
DEVELOPER: 8676 GEORGIA AVENUE LLC, A MARYLAND LIMITED LIABILITY COMPANY  
BY: 8676 GEORGIA AVENUE MM LLC, A DELAWARE LIMITED LIABILITY COMPANY  
BY: ROADSIDE MANAGEMENT LLC, A DISTRICT OF COLUMBIA LIMITED LIABILITY COMPANY, ITS MANAGER  
ADDRESS: 3838 WISCONSIN AVENUE, SUITE 100, WASHINGTON, DC 20016  
PHONE: 202-375-7979  
SIGNATURE: \_\_\_\_\_  
NAME: TODD WEISS  
TITLE: AN AUTHORIZED MEMBER



**VICINITY MAP**  
SCALE 1" = 2,000'  
COPYRIGHT ADC THE MAP PEOPLE  
PERMITTED USE NO. 20399666

**PARKING - RETAIL**

Level	Standard	Compact	ADA	ADA Van	Total
LEVEL 3	57	6	0	0	63
LEVEL 2	52	5	4	1	62
TOTAL	109	11	4	1	125

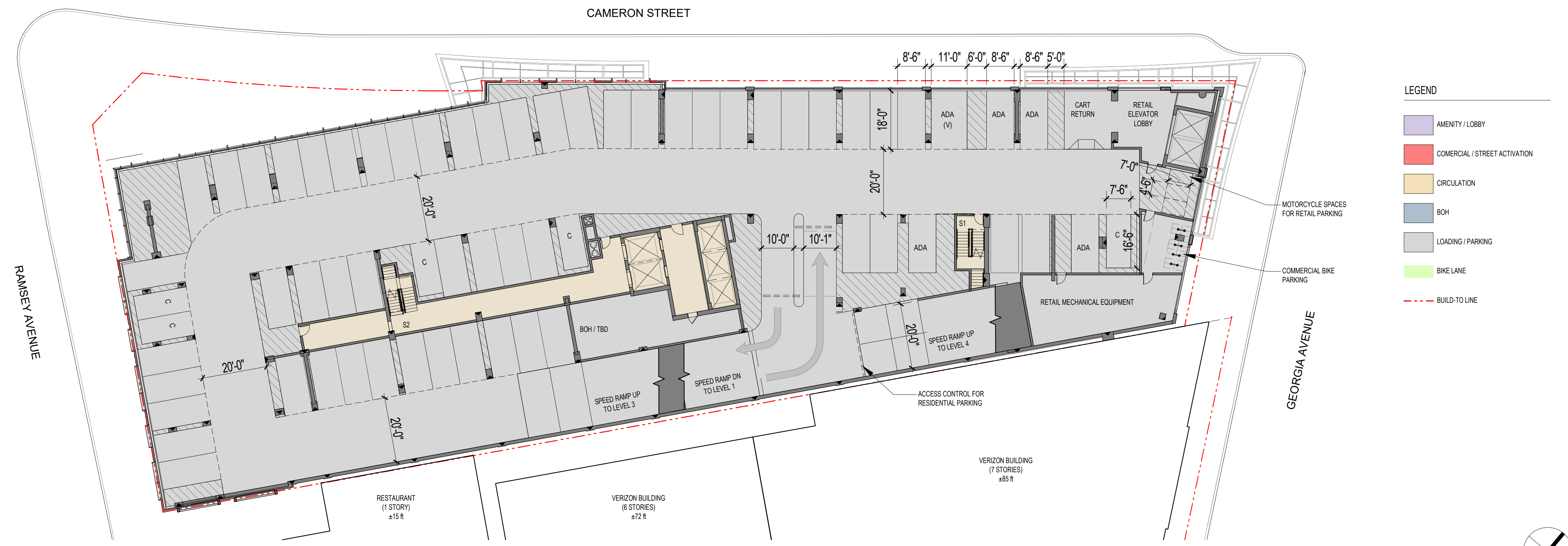
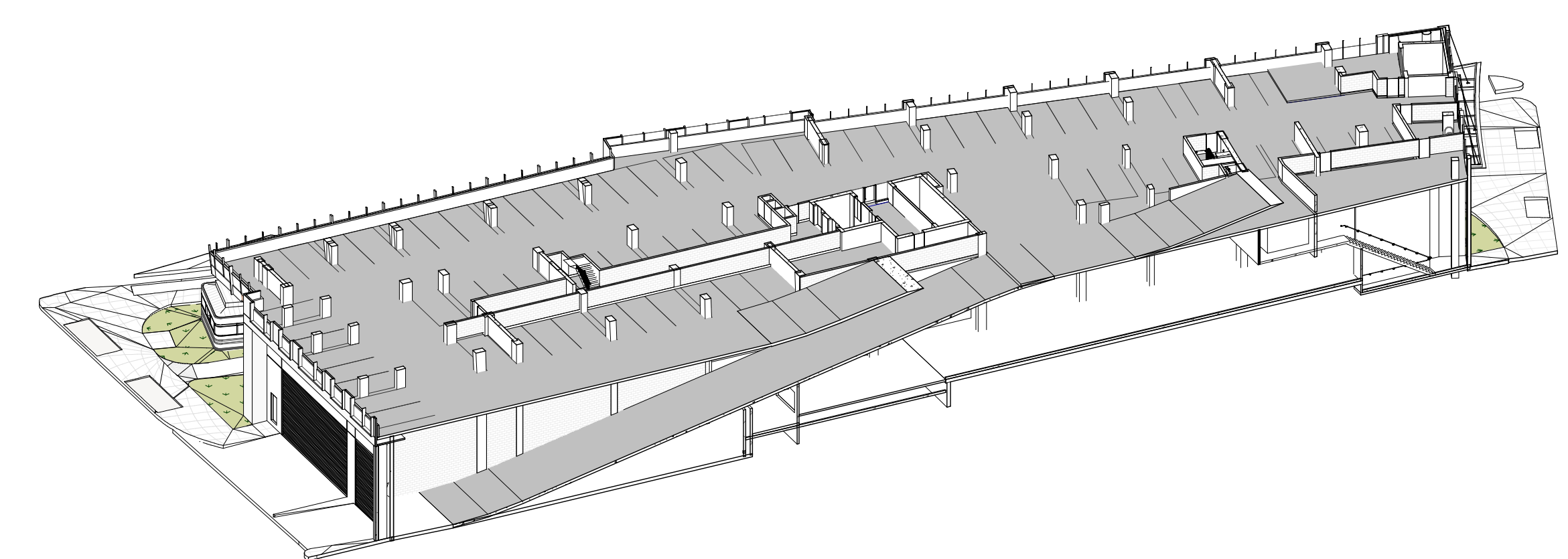
**PARKING - RESIDENTIAL**

Level	Standard	Compact	ADA	ADA Van	Total
LEVEL 6	51	14	0	0	65
LEVEL 5	59	17	0	0	76
LEVEL 5	61	16	0	0	77
LEVEL 4	50	6	5	2	63
TOTAL	221	53	5	2	281

**PARKING TOTAL**

Standard	Compact	ADA	ADA Van	Total
330	64	9	3	406

- NOTES:**
- 125 RETAIL PARKING SPACES
  - 8.8% COMPACT SPACES
  - 281 RESIDENTIAL PARKING SPACES
  - 19% COMPACT SPACES
  - 493 TOTAL RESIDENTIAL UNITS
  - 0.57 RESIDENTIAL PARKING RATIO
  - 14 ADDITIONAL TANDEM OPPORTUNITY SPACES EXCLUDED FROM TOTAL
  - 4 CAR SHARE SPACES REQUIRED
  - 5 ELECTRIC VEHICLE PARKING REQUIRED
  - 9 MOTORCYCLE / SCOOTER SPACES REQUIRED
  - 100 BICYCLE SPACES REQUIRED (95% LT / 5% ST)



SECOND FLOOR PLAN

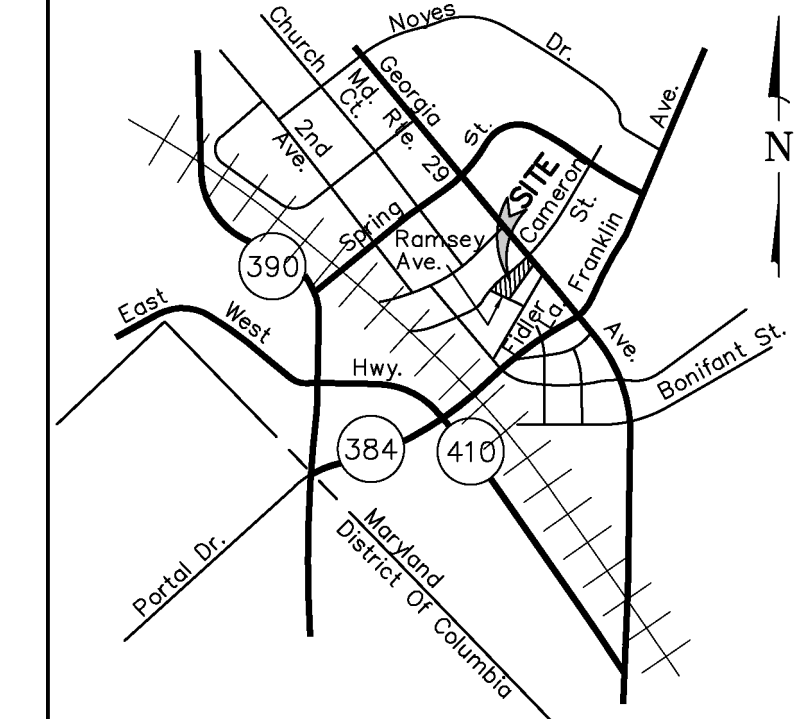


FIRST FLOOR PLAN

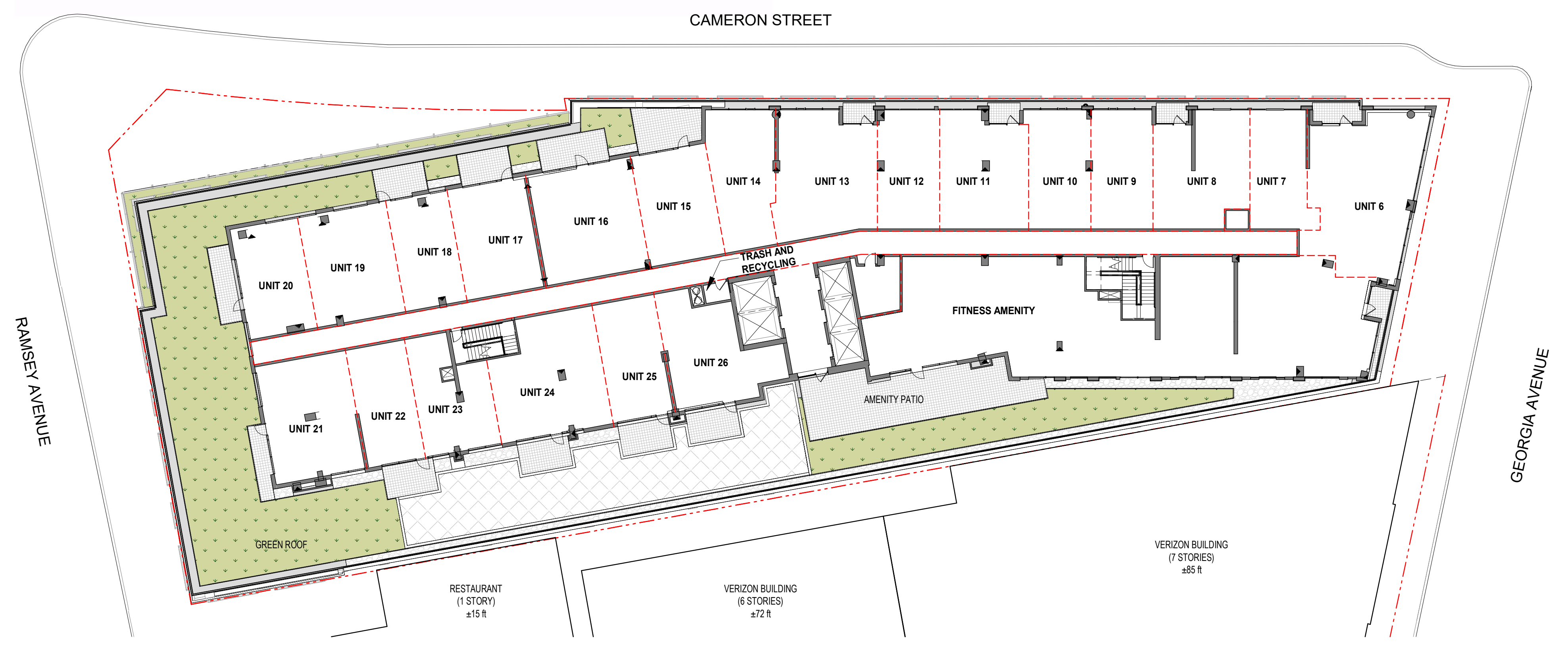


- GENERAL NOTES:**
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  2. FINAL UNIT MIX AND NUMBER OF PARKING SPACES REQUIRED AND TO BE PROVIDED WILL BE REFLECTED ON THE CERTIFIED SITE PLAN.
  3. INTERIOR FLOOR PLANS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND WILL BE FINALIZED AT TIME OF BUILDING PERMIT.
  4. LOCATION AND QUANTITY OF RETAIL DOORS WILL BE FINALIZED AT TIME OF DPS BUILDING PERMIT REVIEW.
  5. THE PARKING LEVEL LAYOUTS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.
  6. EXTERIOR ARCHITECTURAL CHARACTER, PROPORTION, MATERIALS AND ARTICULATION WILL BE SUBSTANTIALLY SIMILAR TO THE ARCHITECTURAL DRAWINGS INCLUDED IN THE CERTIFIED SITE PLAN.
  7. THE HEIGHT OF ROOFTOP SCREENING MAY BE ADJUSTED AT TIME OF CERTIFIED SITE PLAN, WITH THE EXACT DESIGN AND LAYOUT OF THE ROOFTOP AMENITY AREAS, MECHANICAL STRUCTURES, TERRACE ACCESS, SERVICE / SUPPORT ROOMS WILL BE DETERMINED AT THE TIME OF CERTIFIED SITE PLAN.
  8. WHERE SPECIFIC BUILDING MATERIALS ARE IDENTIFIED, SUBSTITUTIONS WITH DIFFERENT BUILDING MATERIALS MAY BE PERMITTED BY STAFF, AS LONG AS THE SUBSTITUTION IS IN KEEPING WITH THE CHARACTER AND DESIGN INTENT APPROVED BY THE PLANNING BOARD AND SHOWN ON THE CERTIFIED SITE PLAN.
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SIGNATURE: \_\_\_\_\_  
NAME: TODD WEISS  
TITLE: AN AUTHORIZED MEMBER



**VICINITY MAP**  
SCALE 1" = 2,000'  
COPYRIGHT ADC THE MAP PEOPLE  
PERMITTED USE NO. 20399666



**EIGHTH FLOOR PLAN**

NOTE: TRASH AND RECYCLING ROOM WILL PROVIDE DEDICATED RECYCLING CONTAINERS FOR ITEMS SUCH AS BATTERIES, LIGHT BULBS, AND PLASTIC BAGS AT EACH RESIDENTIAL FLOOR.

PARKING - RETAIL					
Level	Standard	Compact	ADA	ADA Van	Total
LEVEL 3	57	6	0	0	63
LEVEL 2	52	5	4	1	62
<b>TOTAL</b>	<b>109</b>	<b>11</b>	<b>4</b>	<b>1</b>	<b>125</b>

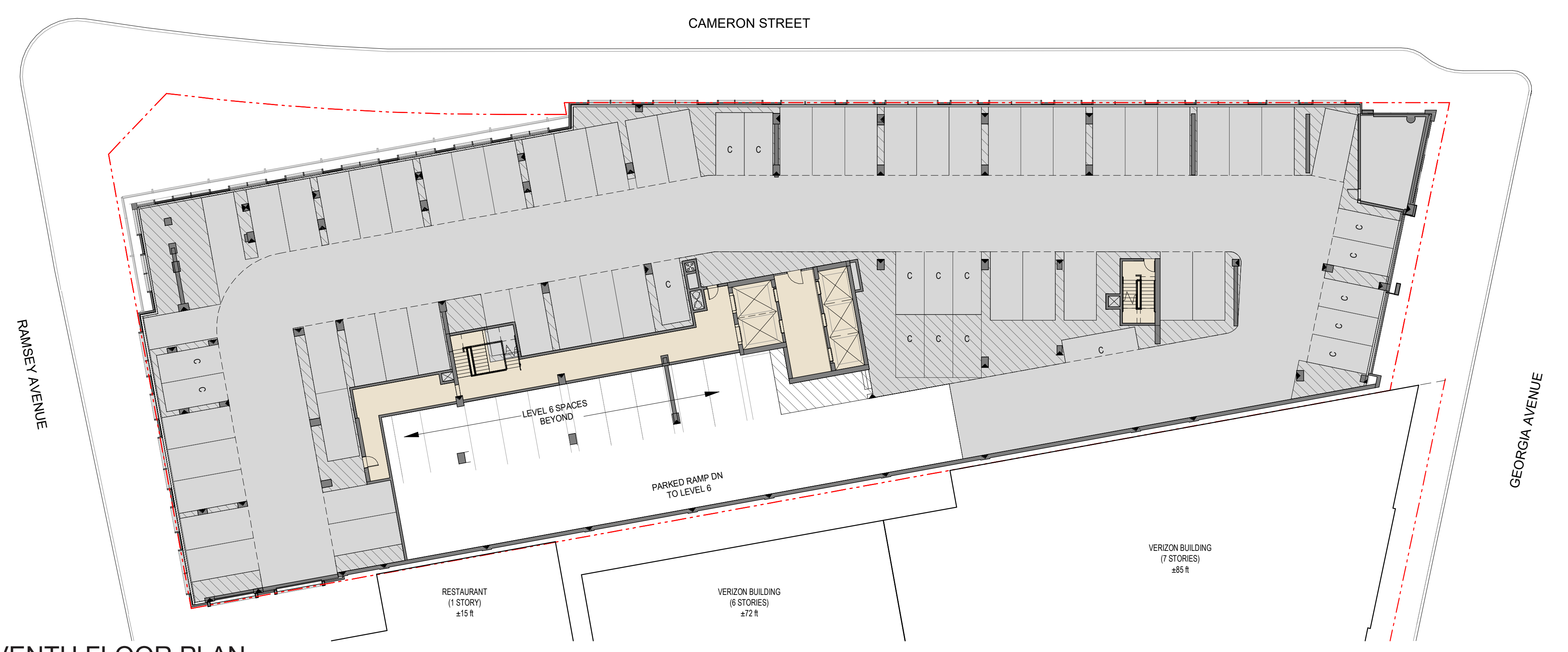
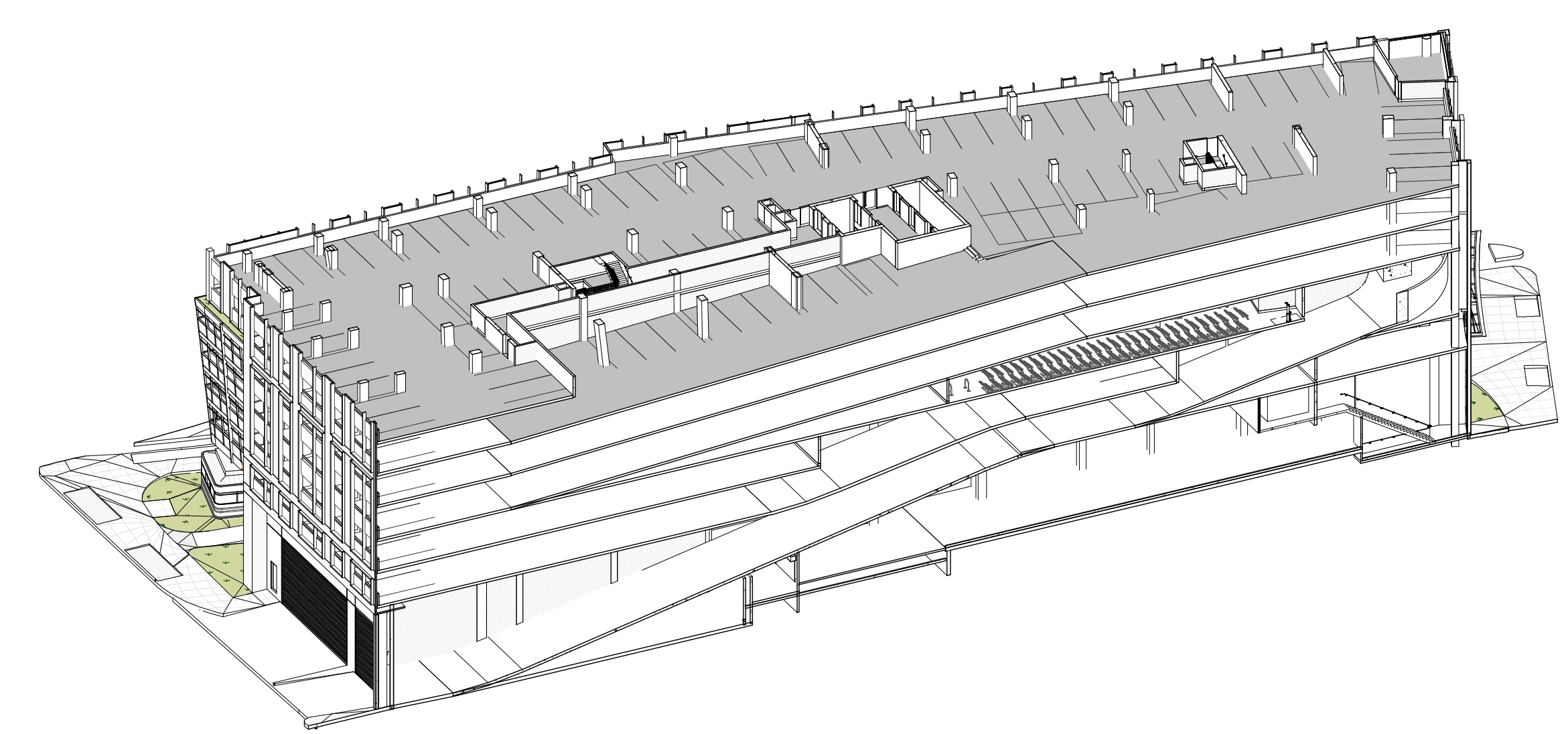
  

PARKING - RESIDENTIAL					
Level	Standard	Compact	ADA	ADA Van	Total
LEVEL 7	51	14	0	0	65
LEVEL 6	59	17	0	0	76
LEVEL 5	61	16	0	0	77
LEVEL 4	50	6	5	2	63
<b>TOTAL</b>	<b>221</b>	<b>53</b>	<b>5</b>	<b>2</b>	<b>281</b>

PARKING TOTAL					
	Standard	Compact	ADA	ADA Van	Total
<b>TOTAL</b>	<b>330</b>	<b>64</b>	<b>9</b>	<b>3</b>	<b>406</b>

- NOTES:**
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  - 281 RESIDENTIAL PARKING SPACES
  - 19% COMPACT SPACES
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  - 0.37 RESIDENTIAL PARKING RATIO
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  - 4 CAR SHARE SPACES REQUIRED
  - 5 ELECTRIC VEHICLE PARKING REQUIRED
  - 9 MOTORCYCLE/SCOOTER SPACES REQUIRED
  - 100 BICYCLE SPACES REQUIRED (95% LT / 5% ST)



**SEVENTH FLOOR PLAN**

- LEGEND**
- AMENITY / LOBBY
  - COMMERCIAL / STREET ACTIVATION
  - CIRCULATION
  - BOH
  - LOADING / PARKING
  - BIKE LANE
  - BUILD-TO LINE

SCALE: 1" = 20'-0"

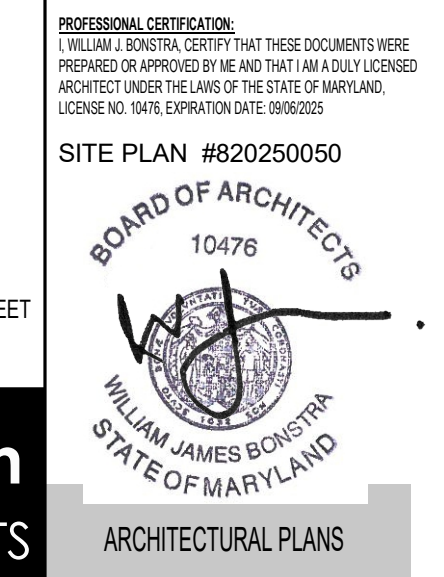


**REVISIONS**

NO.	DESCRIPTION	DATE
3	SITE PLAN SUBMISSION	10.25.24
4	RESUBMISSION	01.02.2025
5	RESUBMISSION	01.21.2025

DATE: 01.21.2025  
PROJECT NO.: 2018.018  
DRAWN BY: Author  
CHECKED BY: Checker



- GENERAL NOTES:**
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  6. EXTERIOR ARCHITECTURAL CHARACTER, PROPORTION, MATERIALS AND ARTICULATION WILL BE SUBSTANTIALLY SIMILAR TO THE ARCHITECTURAL DRAWINGS INCLUDED IN THE CERTIFIED SITE PLAN.
  7. THE HEIGHT OF ROOFTOP SCREENING MAY BE ADJUSTED AT TIME OF CERTIFIED SITE PLAN, WITH THE EXACT DESIGN AND LAYOUT OF THE ROOFTOP AMENITY AREAS, MECHANICAL STRUCTURES, TERRACE ACCESS, SERVICE / SUPPORT ROOMS WILL BE DETERMINED AT THE TIME OF CERTIFIED SITE PLAN.
  8. WHERE SPECIFIC BUILDING MATERIALS ARE IDENTIFIED, SUBSTITUTIONS WITH DIFFERENT BUILDING MATERIALS MAY BE PERMITTED BY STAFF, AS LONG AS THE SUBSTITUTION IS IN KEEPING WITH THE CHARACTER AND DESIGN INTENT APPROVED BY THE PLANNING BOARD AND SHOWN ON THE CERTIFIED SITE PLAN.
  9. EXTERIOR ARCHITECTURAL CHARACTER, PROPORTION, MATERIALS, AND ARTICULATION WILL BE SUBSTANTIALLY SIMILAR TO THE ARCHITECTURAL DRAWINGS INCLUDED IN THE CERTIFIED SITE PLAN.

**DEVELOPER'S CERTIFICATE**

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF SITE PLAN APPROVAL NO. 820250050 INCLUDING APPROVAL CONDITIONS, DEVELOPMENT PROGRAM AND CERTIFIED SITE PLAN.

DEVELOPER: 8676 GEORGIA AVENUE LLC, A MARYLAND LIMITED LIABILITY COMPANY  
BY: 8676 GEORGIA AVENUE MM LLC, A DELAWARE LIMITED LIABILITY COMPANY  
BY: ROADSIDE MANAGEMENT LLC, A DISTRICT OF COLUMBIA LIMITED LIABILITY COMPANY, ITS MANAGER

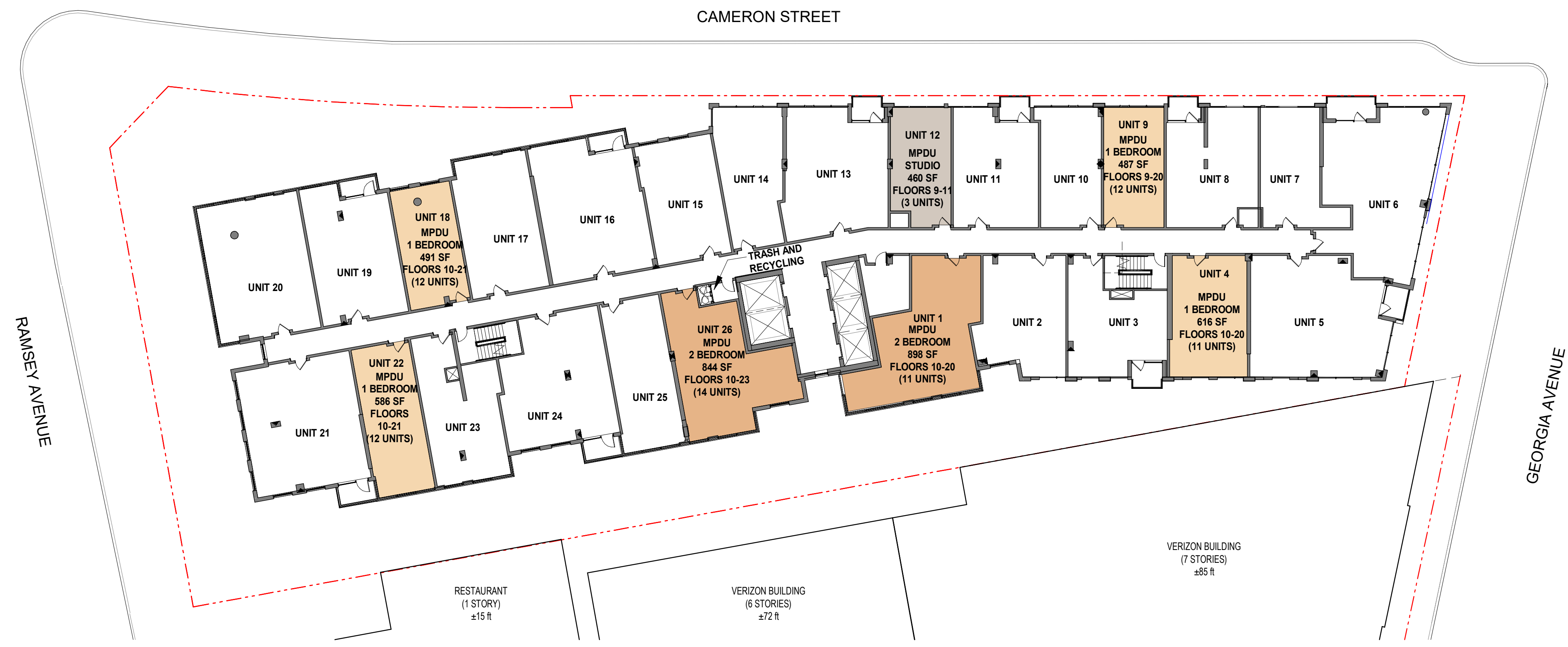
ADDRESS: 3838 WISCONSIN AVENUE, SUITE 100, WASHINGTON, DC 20016

PHONE: 202-375-7979

SIGNATURE: \_\_\_\_\_

NAME: TODD WEISS  
TITLE: AN AUTHORIZED MEMBER

**VICINITY MAP**  
SCALE 1" = 2,000'  
COPYRIGHT ADC THE MAP PEOPLE  
PERMITTED USE NO. 20399666



TYPICAL RESIDENTIAL FLOOR

NOTE: TRASH AND RECYCLING ROOM WILL PROVIDE DEDICATED RECYCLING CONTAINERS FOR ITEMS SUCH AS BATTERIES, LIGHT BULBS, AND PLASTIC BAGS AT EACH RESIDENTIAL FLOOR.

Montgomery County Planning Department  
Maryland-National Capital Park and Planning Commission

2425 Reedie Drive  
Wheaton, Maryland 20902  
www.montgomeryplanning.org

Phone 301.495.4550  
Fax 301.495.1306

Effective: 07-15-2020

**Moderately Priced Dwelling Units (MPDU) Summary**

This sheet must be submitted with the application and summarizes the following information. If an item requires more space, attach a separate sheet.

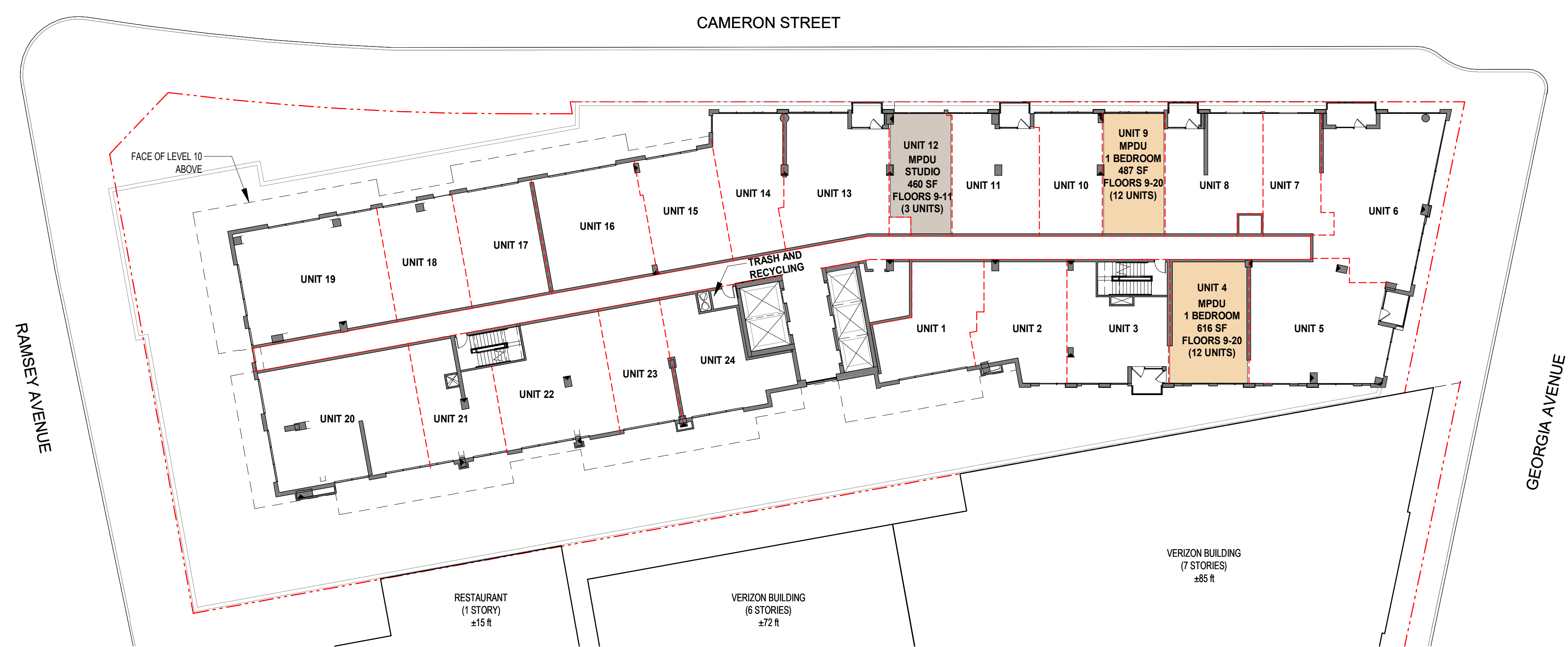
Plan Name: 8676 Georgia Avenue  
Plan Number: 820250050

Description of Proposed Development: Redevelopment of site with a new mixed-use building containing up to 403 dwelling units and 20,000 SF of commercial space.

Development Information: (See Submission Requirements)  
Summarize and fill in all the following information below for summary of Moderately Priced Dwelling Units) below (if an item requires more space, attach a separate sheet.):

MPDUs Summary	
<b>Required List of Information Below:</b>	
Total number of MPDUs (or equivalent)	75
Total number of Dwelling Units (DU's)	493
Percentage of MPDUs	15.1
Bonus height associated with MPDUs (Ft)	12 ft
Amount of Bonus density (sq. Ft)	45,985
Alternative compliance requested?	Y <input type="checkbox"/> I <input type="checkbox"/> N <input checked="" type="checkbox"/>
Bedroom mix of market rate units (number of units & percent)	Studio: 18 units 4.3 % 1BDR: 262 units 62.7 % 2BDR: 138 units 33 % 3BDR: 0 units 0 %
Bedroom mix of MPDUs (number of units & percent)	Studio: 3 units 4 % 1BDR: 47 units 63 % 2BDR: 25 units 33 % 3BDR: 0 units 0 %
Townhouses or Two-over-Twos (description of locations and number and size of bedrooms, if proposing townhouses or two-over-two development)	
Location of MPDUs dispersed in development	Y <input checked="" type="checkbox"/> I <input type="checkbox"/> N <input type="checkbox"/>
Specific plan sheet number(s) showing the location and information pertaining to the MPDUs	see ARCH drawings

NOTE: EACH MPDU UNIT LAYOUT HAS A RESPECTIVE MARKET RATE UNIT LAYOUT ON AN DIFFERENT FLOOR WITH THE SAME INTERNAL AREA.



LEVEL 9 FLOOR PLAN

NOTE: TRASH AND RECYCLING ROOM WILL PROVIDE DEDICATED RECYCLING CONTAINERS FOR ITEMS SUCH AS BATTERIES, LIGHT BULBS, AND PLASTIC BAGS AT EACH RESIDENTIAL FLOOR.

DATE: 01.21.2025  
PROJECT NO.: 2018.018  
DRAWN BY: Author  
CHECKED BY: Checker

PROFESSIONAL CERTIFICATION  
I, WILLIAM JAMES BONSTRA, CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR SUPERVISED BY ME OR THAT I AM A QUALIFIED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 10476 (EXPIRES 01/31/2028)

SITE PLAN #820250050

10476  
WILLIAM JAMES BONSTRA  
STATE OF MARYLAND  
ARCHITECTURAL PLANS

**Bonstra | Haresign**  
ARCHITECTS

1728 Fourteenth Street, NW, Suite 300  
Washington, DC 20009-4309

www.bonstra.com 202 588 9373 T

SCALE: 1" = 20'-0"

- GENERAL NOTES:**
1. ALL GRADES AND SPOT ELEVATIONS SHOWN ARE APPROXIMATE AND MAY BE REFINED DURING FINAL ENGINEERING AND ARCHITECTURAL DESIGN.
  2. FINAL UNIT MIX AND NUMBER OF PARKING SPACES REQUIRED AND TO BE PROVIDED WILL BE REFLECTED ON THE CERTIFIED SITE PLAN.
  3. INTERIOR FLOOR PLANS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND WILL BE FINALIZED AT TIME OF BUILDING PERMIT.
  4. LOCATION AND QUANTITY OF RETAIL DOORS WILL BE FINALIZED AT TIME OF DPB BUILDING PERMIT REVIEW.
  5. THE PARKING LEVEL LAYOUTS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.
  6. EXTERIOR ARCHITECTURAL CHARACTER, PROPORTION, MATERIALS AND ARTICULATION WILL BE SUBSTANTIALLY SIMILAR TO THE ARCHITECTURAL DRAWINGS INCLUDED IN THE CERTIFIED SITE PLAN.
  7. THE HEIGHT OF ROOFTOP SCREENING MAY BE ADJUSTED AT TIME OF CERTIFIED SITE PLAN, WITH THE EXACT DESIGN AND LAYOUT OF THE ROOFTOP AMENITY AREAS, MECHANICAL STRUCTURES, TERRACE ACCESS, SERVICE / SUPPORT ROOMS WILL BE DETERMINED AT THE TIME OF CERTIFIED SITE PLAN.
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**TODD WEISS**  
Roadside Development  
3838 WISCONSIN AVE NW SUITE 100, WASHINGTON, DC 20006

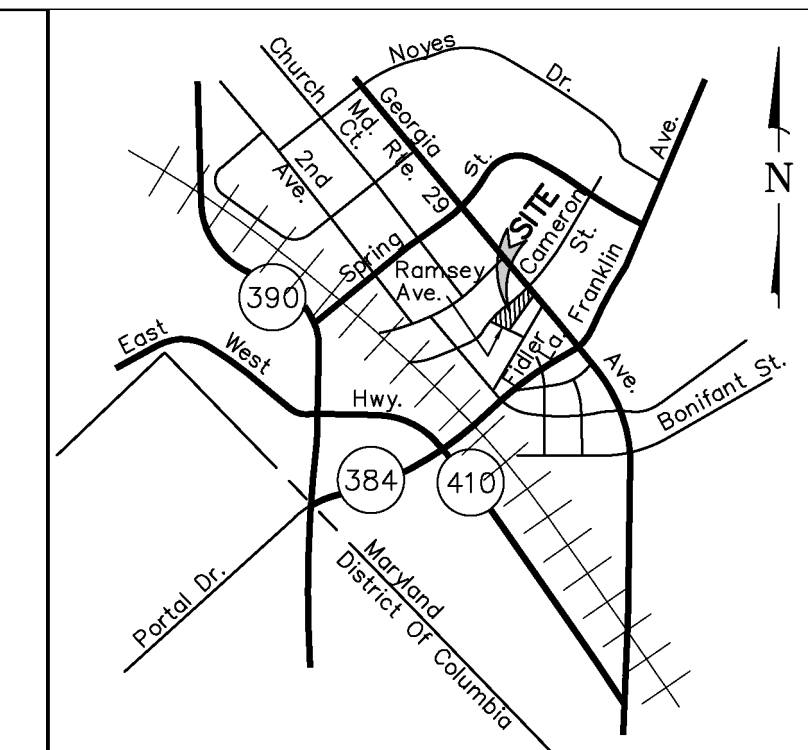
**MHG, P.A.**  
8220 WIGHTMAN ROAD, SUITE 120  
MONTGOMERY VILLAGE  
MD 20886-1273

**PARKER RODRIGUEZ, INC.**  
101 N UNION ST FIBER  
ALEXANDRIA, VA 22314

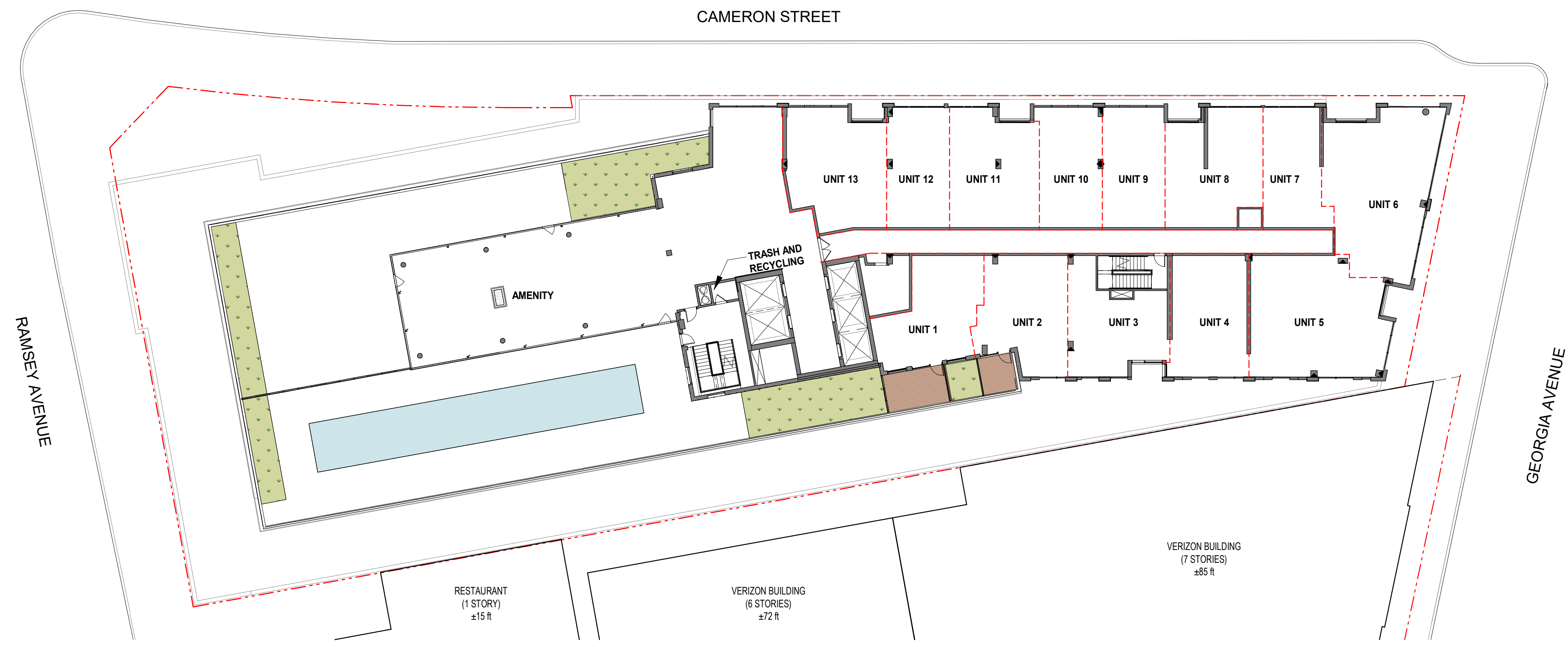
**TADJER COHEN EDELSON ASSOCIATES, INC.**  
1501 FARM CREDIT DRIVE, SUITE 2300  
MCLEAN, VA 22101

**JENNERIK ENGINEERING INC**  
8833 BELAIR ROAD, SUITE D  
NOTTINGHAM, MD 21226

**DEVELOPER'S CERTIFICATE**  
THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF SITE PLAN APPROVAL NO. 820250050 INCLUDING APPROVAL CONDITIONS, DEVELOPMENT PROGRAM AND CERTIFIED SITE PLAN.  
DEVELOPER: 8676 GEORGIA AVENUE LLC, A MARYLAND LIMITED LIABILITY COMPANY  
BY: 8676 GEORGIA AVENUE MM LLC, A DELAWARE LIMITED LIABILITY COMPANY  
BY: ROADSIDE MANAGEMENT LLC, A DISTRICT OF COLUMBIA LIMITED LIABILITY COMPANY, ITS MANAGER  
ADDRESS: 3839 WISCONSIN AVENUE, SUITE 100, WASHINGTON, DC 20016  
PHONE: 202-375-7979  
SIGNATURE: \_\_\_\_\_  
NAME: TODD WEISS  
TITLE: AN AUTHORIZED MEMBER



**VICINITY MAP**  
SCALE 1" = 2,000'  
COPYRIGHT ADC THE MAP PEOPLE  
PERMITTED USE NO. 20399666



**LEVEL 25 FLOOR PLAN**

NOTE: TRASH AND RECYCLING ROOM WILL PROVIDE DEDICATED RECYCLING CONTAINERS FOR ITEMS SUCH AS BATTERIES, LIGHT BULBS, AND PLASTIC BAGS AT EACH RESIDENTIAL FLOOR.

**SITE PLAN #820250050**  
**8676 Georgia Avenue**  
8676 Georgia Avenue, Silver Spring, Maryland 20910

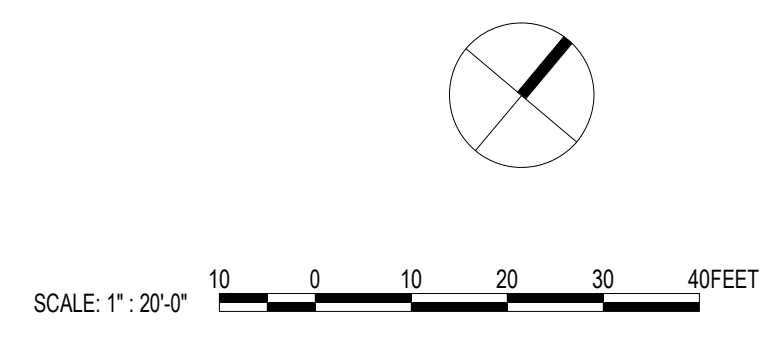
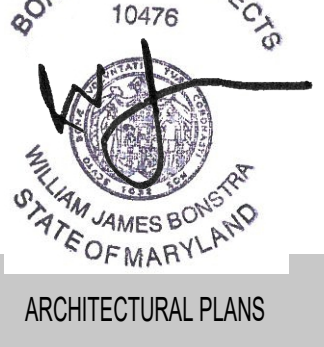
**REVISIONS**

3	SITE PLAN SUBMISSION	10.25.24
4	RESUBMISSION	01.02.2025
5	RESUBMISSION	01.21.2025

DATE: 01.21.2025  
PROJECT NO.: 2018.018  
DRAWN BY: Author  
CHECKED BY: Checker

PROFESSIONAL CERTIFICATION  
I, WILLIAM JAMES BONSTRA, CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR SUPERVISED BY ME OR THAT I AM A QUALIFIED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 10476 (EXPIRES 01/31/2026)

SITE PLAN #820250050

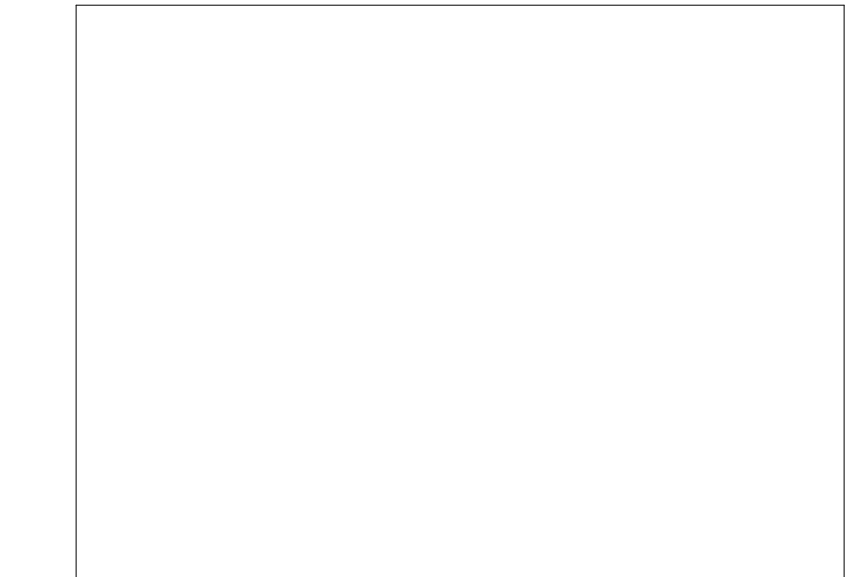


**Bonstra | Haresign**  
ARCHITECTS

1728 Fourteenth Street, NW, Suite 300  
Washington, DC 20009-4309

www.bonstra.com 202 588 9373 T

**A-05a**





## DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
County Executive

Rabbiah Sabbakhan  
Director

December 27, 2024

Mr. Mark Hollida  
Macris, Hendricks, & Glascock, P.A.  
9220 Wightman Road, Suite 120,  
Montgomery Village, MD 20886

Re: **SITE DEVELOPMENT STORMWATER  
MANAGEMENT PLAN** for  
8676 Georgia Ave.  
Preliminary Plan #: 120230150  
Site Plan #: 820250050  
SM File #: 289576  
Tract Size/Zone: 0.79 ac.  
Total Concept Area: 0.79 ac.  
Lots/Block: Lot P1  
Parcel(s): N217  
Watershed: Lower Rock Creek & Sligo Creek  
Redevelopment (Yes/No): Yes

Dear Mr. Hollida:

Based on a review by the Department of Permitting Services Review Staff, the Site Development Stormwater Management Plan for the above-mentioned site is **acceptable**. The plan proposes to meet required stormwater management goals via the use of Micro Bioretention and Green Roof.

The following items will need to be addressed during the detailed sediment control/stormwater management plan stage:

1. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
2. An engineered sediment control plan must be submitted for this project.
3. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.

This list may not be all-inclusive and may change based on available information at the time.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 **is required**.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable



2425 Reedie Drive, 7th Floor, Wheaton, Maryland 20902 | 240-777-0311  
[www.montgomerycountymd.gov/permittingservices](http://www.montgomerycountymd.gov/permittingservices)

# Attachment C

*Mr. Mark Hollida*  
*December 27, 2024*  
*Page 2 of 2*

Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact Bill Musico at 240-777-6340.

Sincerely,



Mark Etheridge, Manager  
Water Resources Section  
Division of Land Development Services

cc: Neil Braunstein  
SM File # 289576

#### On-Site

ESD: Required/Provided 5441 cf / 5970 cf

PE: Target/Achieved: 2.00"/2.19"

STRUCTURAL: 0.00 cf

WAIVED: 0.00 cf.

#### Right of Way

ESD: Required/Provided 3,001 cf / 0/00 cf

PE: Target/Achieved: 2.00"/0/00"

STRUCTURAL: 0.00 cf

WAIVED: 3,001 cf.

**DPS-ROW CONDITIONS OF APPROVAL**

\*\*\*Revision: The conditions hereon supersede previous conditions of approval dated January 24, 2025.

**820250050 8676 Georgia Avenue**

Contact: Sam Farhadi at 240 777-6333

We have reviewed site plan file:

“**07-SITE-820250050-211.pdf V4**” uploaded on/ dated “**1/22/2025**” and

The followings need to be conditions of the certified site plan:

1. Please address the preliminary plan 120230150 resolution condition 18 dated 07/26/24 for offsite improvements.
2. Please address the following MCDOT approval letter conditions for preliminary plan 120230150 dated 06/25/24:
  - a. Significant Comments:
    - i. 1b: BRT coordination.
    - ii. 3b, 6b and 6c: Parking removal coordination.
    - iii. 4c: Driveway design.
    - iv. 5b: accessible parking design.
    - v. 6: Truck turning and loading management requirements: MCDPS, MCDOT and MNCPPC collectively believe to minimize the impacts of WB-67 specific truck traffic to the surrounding communities and road network, the followings need to be the applicant’s responsibility and incorporated into the Loading Management Plan accordingly:
      - o No delivery within County-designated peak and quite hours.
      - o Adherence to the specified inbound/ outbound routes to/ from the site.
    - vi. 7: Transit coordination
    - vii. 8a: The sidewalk is modified to address this comment; please ensure adequate sidewalk width is provided.
    - viii. 10: TDM requirements.
  - b. TIS Comments1 and 2: Offsite improvements.
  - c. Standard review comment 6: Upgrade all APS.
3. At ROW permit modify the proposed island and bump-out at SW corner of the intersection of Cameron Street and Ramsey Ave to ensure of a safe and smooth traffic flow.



HISTORIC PRESERVATION COMMISSION

**Marc Elrich**  
*County Executive*

**Robert K. Sutton**  
*Chair*

December 5, 2024

Montgomery County Planning Board  
2425 Reedie Drive, 14th Floor  
Wheaton, Maryland 20902

Dear Chair Harris and Members of the Planning Board,

On November 13, 2024, the Historic Preservation Commission held its 3<sup>rd</sup> Preliminary Consultations on the proposed relocation and redevelopment of the historic Tastee Diner Master Plan Site (#36/13) located at 8601 Cameron St., Silver Spring, associated with the larger development at 8767 Georgia Ave., Silver Spring. The Historic Preservation Commission (HPC) considered the revisions to the site design and treatment of the historic diner building made since the last Preliminary Consultation in October 2023, prior to the Planning Board's Preliminary Plan approval.

The HPC's primary objective in the redevelopment of this site is to ensure the Tastee Diner retains as much of its independent appearance and streetscape presence as possible while being effectively integrated into the new construction. We find the changes made, including recessing the atrium wall by an additional 6'; revising the massing, fenestration, and the darker contrasting color of the building base behind the diner; and regrading and redesigning the hardscaping around the diner building all help to preserve the diner's historic character. The HPC continues to support the proposal and encourages the Planning Board to approve its Site Plan.

I can be reached through the Historic Preservation Program Supervisor with the Montgomery County Planning Department, Ms. Rebeccah Ballo, if you or the Planning Board have any questions or concerns for the HPC. She can be reached at [Rebeccah.Ballo@montgomeryplanning.org](mailto:Rebeccah.Ballo@montgomeryplanning.org) or at 301 563-3404. We appreciate your consideration of this matter.

Sincerely,

Robert K. Sutton, Chair  
Historic Preservation Commission

Karen Burditt, Vice Chair  
Historic Preservation Commission

TAX I.D.: 13-1-3277450

**HISTORIC EASEMENT AGREEMENT**

**THIS HISTORIC EASEMENT AGREEMENT** is made this 5th day of June,

2001, by and between **TASTEE DINER, INC.**, a Maryland corporation (the "Grantor") and **MONTGOMERY COUNTY, MARYLAND**, a chartered political subdivision of the state of Maryland (the "Grantee").

**WHEREAS**, the Grantor and the Grantee are parties to a certain Lease/Purchase and Development Agreement dated November 5, 1998 (the "Development Agreement") related to certain real property located at 8601 Cameron Street, Silver Spring, Maryland, 20910, and more particularly described on the attached Exhibit "A" (the "Property");

GROUNDING FEE	20.00
IMP PD SURCH	5.00
TOTAL	25.00
REC'D MONTG	REPT: 6/15/01
JUN 15 2001	10:21 AM

**WHEREAS**, the Development Agreement granted certain rights and benefits to the Grantee relating to the development of the Property in return for the Grantee's covenant to relocate to the Property the Grantor's restaurant dining car formerly located at 8516 Georgia Avenue, Silver Spring, Maryland (the "Dining Car");

**WHEREAS**, the Dining Car is designated as an historic resource pursuant to the provisions of Chapter 24A of the Montgomery County Code, 1994, as amended;

**WHEREAS**, the Dining Car has been relocated to the Property, and Grantor represents it has now been installed and constructed in accordance with: plans approved by the Grantee and the Historic Preservation Commission of Montgomery County; a Historic Area Work Permit issued by the Grantee; and all applicable building codes and zoning regulations;

**WHEREAS**, the Development Agreement provides that at such time as the Property is conveyed to the Grantor, this Agreement is to be executed and recorded to insure the preservation of the façade of the Dining Car (the "Dining Car Façade") as an historic resource;

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) MQR 19295, p. 0317, MSA\_CE63\_19249. Date available 06/20/2005. Printed 03/08/2023.

01 JUN 15 A 10: 10.3  
FILED  
MOLLY O. RUHL  
CLERK'S OFFICE  
MONTGOMERY CO. MD



*WHEREAS*, the parties hereto now wish to convey the Property from the Grantee to the Grantor;

*NOW THEREFORE*, for valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties do agree as follows:

1. **GRANT**. Grantor hereby grants and conveys to the Grantee an easement (the "Easement") upon the Property for the purpose of preserving and enforcing the rights hereinafter enumerated.

2. **EASEMENT TERMS**. The terms of the Easement are as follows:

(A) **Duration and Nature of the Easement**. The Easement shall be perpetual in duration. The parties agree that it is and shall be considered an easement in gross and as such is inheritable and assignable and runs with the land as an incorporeal property interest in the Property enforceable by Grantee and its successors, transferees and assigns with respect to the Property and against Grantor and Grantor's heirs, successors, transferees and assigns, all of whom are collectively referred therein as "Grantee and "Grantor", respectively. The Easement is subject to any and all presently existing easements and rights-of-ways upon the Property, but excluding any mortgages, deeds of rust or other such liens.

(B) **Maintenance and Administration**. Grantor shall keep and maintain the Dining Car Façade in good, clean and safe condition. Grantor shall maintain, repair and administer the Dining Car Façade in a manner to preserve the historic, aesthetic and cultural character and appearance of the Dining Car Façade in accordance with the aforementioned plans approved by the Grantee and the Historic Preservation Commission of Montgomery County. Notwithstanding the foregoing, if damage occurs to the Dining Car Façade from casualty loss, deterioration, or wear and tear, then the Grantor shall be permitted, and required, to repair

promptly such damage without such written permission of the Grantee, subject to the conditions hereinafter set forth in section 2(C)(ii) of this agreement.

(C) Changes and Alterations.

(i) The term Dining Car Façade shall be interpreted to mean the exterior surface of that portion of the Dining Car which has previously been designated as an historic resource pursuant to the provisions of Chapter 24A of the Montgomery County Code, 1994, as amended, including its architectural style and the color and texture of its building materials.

(ii) Without the express written consent of the Grantee, Grantor shall not cause, permit or suffer any construction which would materially alter or change the Dining Car Façade provided, however, that if damage occurs to the Dining Car Façade from casualty loss, deterioration or wear and tear, then the maintenance, reconstruction, repair, repainting or refinishing to correct the damage shall be permitted without such written permission of the Grantee, provided that such maintenance, reconstruction, repair, repainting or refinishing is performed in a manner that will not substantially alter the appearance of Dining Car Façade upon conclusion of the restoration of the Property.

(D) INSPECTION. Grantee shall have the right to enter the Property on reasonable notice to Grantor for the purpose of inspecting the Property to determine whether there is compliance by the Grantor with the terms of this agreement.

3. BREACH OF GRANTOR. Upon any breach of the terms of this agreement by Grantor, Grantee may, after reasonable notice to Grantor, exercise any or all of the following remedies:

(A) institute suit(s) to enjoin any breach or enforce any covenant by ex

parte, temporary, and/or permanent injunction;

(B) demand that the Dining Car Facade be restored promptly to the condition required by this agreement; and

(C) enter upon the Property, correct any breach and Grantor shall be responsible for the resulting cost, which costs shall constitute a lien against the Property.

Grantee's remedies shall be cumulative and shall be in addition to any other rights and remedies available to Grantee at law or equity. If Grantor is found to have breached any of Grantor's obligations under this agreement, Grantor shall reimburse Grantee for any costs or expenses incurred by Grantee, including court costs and reasonable attorneys fees.

4. **INDEMNIFICATION.** Grantor shall hold the Grantee, its employees, contractors, subcontractors, and agents, harmless from and against any loss, damage, claim of damage, liability, fine, penalty, judgment, cost or expense of any kind (including reasonable attorneys' fees, expert fees and other expenses incurred by the Grantee in defending or preparing for defense of the same), or for any damage or injury to any persons or property during the duration of this Historic Easement from any cause whatsoever, whether negligent, intentional or otherwise by reason of the presence upon the Property of any use, occupation, or enjoyment of the Property or improvements thereon by the Grantor, its employees, agents, visitors, tenants, licensees, concessionaires or invitees or arising from the Grantor's performance or exercise of any of its obligations under this Historic Easement or Grantor's breach of this Agreement. Grantor shall indemnify and pay for the defense of the Grantee in any action or suit brought against the Grantee and shall hold the Grantee harmless from all losses, damages, claims of damage, liability or expense whatsoever on account of any such damage or injury; provided, however, that the foregoing indemnification for loss, damage, claim of damage, liability or expense of injury of to

persons or property shall not apply to the extent due to any intentional misconduct or grossly negligent act or admission of the Grantee, its employees or agents. In no event shall the limits of any insurance policy provided for herein, be deemed to limit the Grantor's liability to the Grantee as set forth herein.

5. **WAIVER.** No waiver of any term or condition of this agreement shall have any force or effect unless it be in writing and approved by the parties hereto. No failure on the part of Grantee to enforce any covenant or provision herein, nor the waiver of any right thereunder by Grantee shall discharge or invalidate such covenant or provision of any other covenant, condition, or provision hereof, or affect the right of Grantee to enforce the same in the event of a subsequent breach or default.

6. **CONSENT AND DISAPPROVAL.** In any event where the terms of this easement agreement require the consent and approval of the Grantee, such consent or approval shall not be unreasonably withheld, conditioned or delayed.

7. **NOTICE.** Any notice required to be given by this Agreement shall be in writing and may be given by certified or registered mail, with postage prepaid and return receipt requested, if to the Grantor, addressed to the Grantor as follows:

Tastee Diner, Inc.  
C/o Gene W. Wilkes  
20910 Peach Tree Road  
Dickerson, Maryland, 20842

**With a copy to:**

Joseph A. Lynott, III  
Lynott & Lynott, P.A.  
51 Monroe Street, Suite 701  
Rockville, Maryland 20850

Or to the Grantor at such other address as the Grantor may from time to time designate by Notice to the Grantee:

County Executive  
Montgomery County, Maryland  
101 Monroe Street  
Rockville, Maryland 20850

**With a copy to:**

County Attorneys' Office  
Montgomery County, Maryland  
101 Monroe Street, 3<sup>rd</sup> Floor  
Rockville, Maryland 20850

Or to Grantee at such other address as the Grantee may from time to time designate by notice to the Grantor. Any notice given in the foregoing manner shall be deemed to have been given upon receipt thereof, which shall be presumed to be two (2) days after the day notice has been deposited with the United States Post Office.


8. **TRANSFER OF OWNERSHIP.** The Grantor agrees for itself, its personal representatives, heirs, successors, transferees and assigns, to notify the Grantee in writing of the names and addresses of any party to whom the Property, or any part thereof, is being transferred before or within forty-five (45) days of the time the transfer is consummated.

9. **SUBSTANTIAL DESTRUCTION OF THE PROPERTY.** Notwithstanding anything contained herein to the contrary, in the event the Dining Car is ever substantially damaged or destroyed by fire or other casualty such that the cost of its repair or replacement would exceed 100% of its value, the rights granted herein shall be extinguished, and the Grantor shall be under no further obligation to restore the Dining Car or the Property to its present condition.

IN WITNESS WHEREOF, TASTEE DINER, INC., Grantor, has executed and delivered this Historic Easement Agreement as of the day and year first above written.

**THIS SPACE INTENTIONALLY LEFT BLANK**

WITNESS:

  
\_\_\_\_\_

GRANTOR: TASTEE DINER, INC.

  
\_\_\_\_\_ [SEAL]  
BY: GENE W. WILKES

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY  
THIS 24<sup>th</sup> DAY OF May, 2001

  
MONTGOMERY COUNTY, MARYLAND,


\_\_\_\_\_

  
\_\_\_\_\_ BY: DOUGLAS M. DUNCAN

**ACKNOWLEDGEMENT**

The foregoing easement is expressly consented to by the undersigned lender and it is agreed that the lender's mortgage is subordinate to the terms of the easement.

SEQUOIA BANK formerly  
SEQUOIA NATIONAL BANK

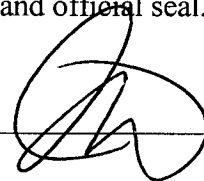
  
\_\_\_\_\_ BY: Robert D. Willey, Jr.,  
Executive Vice President

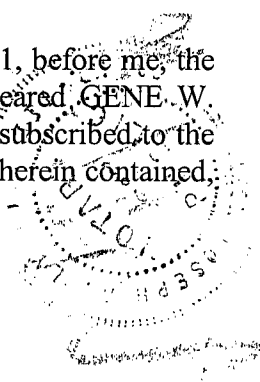
STATE OF MARYLAND :  
COUNTY OF MONTGOMERY, to wit :

*I HEREBY CERTIFY* that on this 14 day of June, 2001, before me, the subscriber, a Notary Public for the State and County aforesaid, personally appeared GENE W. WILKES, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained, and in my presence signed and sealed the same.

*IN WITNESS WHEREOF*, I hereunto set my hand and official seal.

My commission expires: 10/1/01

  
\_\_\_\_\_, Notary Public



STATE OF MARYLAND :  
COUNTY OF MONTGOMERY, to wit :

I HEREBY CERTIFY that on this 5th day of June, 2001, before me, the subscriber, a Notary Public for the State and County aforesaid, personally appeared DOUGLAS M. DUNCAN, County Executive of Montgomery County, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same as County Executive for the purposes therein contained, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My commission expires

June 1, 2002

J Anne Poore  
Notary Public

STATE OF VIRGINIA :  
COUNTY OF LOUDOUN, to wit :

I HEREBY CERTIFY that on this 25th day of APRIL, 2001, before me, the subscriber, a Notary Public for the State and County aforesaid, personally appeared ROBERT D. WILLEY, JR., Executive Vice President of Sequoia Bank, known to me or satisfactorily proven to be the person whose name is subscribed to the above acknowledgment and acknowledged that he executed the same for the purposes therein contained, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My commission expires:

11/30/04

Mirinda D. ...  
Notary Public

**ATTORNEY CERTIFICATION**

THIS IS TO CERTIFY that the within instrument was prepared by or under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.

[Signature]  
Joseph A. Lynott, III

UPON RECORDATION, PLEASE RETURN TO:  
Joseph A. Lynott, III  
Lynott & Lynott, P.A.  
51 Monroe Street, Suite 701  
Rockville, Maryland 20850  
(301) 424-5100

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) MQR 19295, p. 0324, MSA\_CE63\_19249, p. 0324, MSA\_CE63\_19249. Date available 06/20/2005. Printed 03/08/2023.

**EXHIBIT "A"**

Lot numbered Ten (10) in the subdivision called "WARD & FIDLER SUBDIVISION," as per plat thereof recorded among the Land Records of Montgomery County, Maryland, in Plat Book 196 at Plat No. 21255





THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION



2425 Reedie Drive  
Floor 13  
Wheaton, MD 20902



MontgomeryPlanning.org

**March 19, 2024**

Stacy Silber, Attorney  
Lerch, Early & Brewer, Chtd.  
7600 Wisconsin Avenue, Ste. 700  
Bethesda, MD 20814

---

RE: Historic Easement Agreement between Montgomery County and Tastee Diner, Inc., recorded in the land records at Liber/Folio 19295/317

Dear Ms. Silber,

Thank you for our discussion earlier this month regarding the easement on the Tastee Diner Master Plan Historic Site. The diner building has two overlapping historic designations: it is a Montgomery County Master Plan Historic Site *and* the building is protected by an historic preservation easement with Montgomery County. The historic diner car is protected by the provisions contained within the easement as well as by the provisions of County code Chapter 24A governing the protection of Historic Resources.

Chapter 24A and the easement discuss alterations and the provisions for review of alterations to the diner car. For the purposes of the recent development review applications that will relocate the Tastee Diner as part of associated new construction on the block, the relocation and construction of the new building are not, in my opinion, alterations to the building that require any changes to the building itself. Your client is operating within the terms of the preservation easement that is designed to protect the building. For the purposes of Chapter 24A, which contains different and specific definitions of alterations, moving the building, and other associated work does require the Historic Area Work Permit (HAWP) from the Historic Preservation Commission (HPC). Your client has presented these alterations to the HPC on August 16, 2023 and again on October 25, 2023. The HPC has given comments and encouraged your client to proceed to Sketch Plan with the Planning Board, with the understanding that the HPC will continue to review the project and ultimately issue a HAWP for the work.

This letter should serve to clarify that, in my opinion as the Historic Preservation Supervisor, the project as proposed does not constitute an alteration under the easement. I would recommend you seek further clarification from the County Attorney's Office if there are further questions as the project proceeds. Please do not hesitate to contact me at (301) 563-3404 if you have any questions or concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rebecca Ballo". The signature is fluid and cursive.

Rebecca Ballo  
Historic Preservation Supervisor  
Montgomery County Planning Department

**Cc:** Walter E. Wilson, Associate County Attorney



MONTGOMERY COUNTY PLANNING DEPARTMENT  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING

**MASTER PLAN INTERPRETATION POLICY**

<b>DATE</b>	<b>MASTER PLAN</b>	<b>TITLE OF CODE / SUBSECTION / POLICY DEVELOPMENT STANDARDS</b>
October 26, 2023	2022 Silver Spring Downtown and Adjacent Communities Plan (SSDAC Plan) Section 4.1.12	Implementation: On-Site Public Open Space
<p><b>PLAN LANGUAGE</b></p> <p><b>4.1.12 On-Site Public Open Space</b></p> <p>Adequate public open space is critical to meeting this Sector Plan’s goal of making Silver Spring a better place to live, work and play. While downtown Silver Spring has a reasonable amount of open space, many of these spaces are small “postage stamp” spaces that do not truly enhance the public realm. In order to ensure the right amount and quality of public open space, this Sector Plan recommends channeling resources to create new and improve existing public parks instead of creating on-site public open spaces that is [sic] too small, fail to enhance the public realm and prevent buildings from activating the street. For any Optional Method development project required to provide public open space on a site not recommended for a new public space in the Sector Plan, the Plan recommends that in lieu of on-site open space, applicants contribute to the creation of new and improvement of existing public parks recommended by the Sector Plan, preferably within the same district. These contributions will be determined during the Optional Method development review and approval process and will be based on the cost/sf of constructing an equivalent area of the recommended public space. Contributions to the Commission will be included in the Department of Parks Capital Improvement Program (CIP).</p>		
<p><b>STATEMENT/BACKGROUND OF ISSUE</b></p> <p>The SSDAC Plan called for public open space fee-in-lieu contributions and set the timing and basis of their determination (during the development review and approval process, based on the cost per square foot of constructing an equivalent area) it did not establish a formula or methodology for their determination. A single methodology and formula that can be applied to all eligible projects is required.</p>		

**AGENCY INTERPRETATION/POLICY**Applicability of Contributions

All Optional Method development projects required to provide public open space on a site not recommended for a new public space in the SSDAC Plan are required to instead make a fee-in-lieu contribution to Montgomery Parks based on the cost per square foot of constructing an equivalent area of the otherwise required on-site public open space.

Projects providing 25% or greater MPDUs and/or DHCA approved equivalents and/or other Low-Income Housing Tax Credit eligible units are eligible for an affordable housing discount to the contribution.

Contribution Determination




- Base Rate:
  - 2023 Base Rate<sup>1</sup> = \$80
  - Normalized Base Rate = Base Rate / 4
  - Base Rate adjustment to follow the same adjustment process as the Downtown Silver Spring Overlay Zone Civic Improvement Fund contribution rate as set in Section 4.9.8.C.2.e.ii or as modified.
- Formula:
  - SSDAC Plan Public Open Space Fee-in-lieu Contribution = Square Feet of Required Public Open Space x (Normalized Base Rate x Approved FAR)
    - Approved FAR used in formula calculation not to exceed Mapped FAR
- Affordable Housing Discount (for eligible projects):
  - Discounted Contribution = Contribution x ((100 - MPDU and/or DHCA approved equivalents %) / 100)

Condition of Approval

The condition of approval will include:

- The amount of the required contribution
- The amount of the discounted contribution for projects eligible for the affordable housing discount along with the requirements for demonstrating proof of eligibility
- The requirement that the contribution to be paid prior to the release of the first above-grade building permit

<sup>1</sup> The 2023 Base Rate was derived from recent relevant park construction project costs and established at the 10/26/23 Planning Board hearing. See the Staff Report and hearing recording for more details - <https://montgomeryplanningboard.org/agenda-item/october-26-2023/>

<b>INTERPRETATION/POLICY NO.</b> M-NCPPC 2024-01	<b>DATE</b> 02/21/2024	<b>M-NCPPC LEGAL STAFF</b> 
	<b>DATE</b> 02/27/2024	<b>DIRECTOR</b> 
	<b>DATE</b> 03/04/2024	<b>PLANNING BOARD</b> 

**Stacy P. Silber**  
Attorney  
301-841-3833  
[spsilber@lerchearly.com](mailto:spsilber@lerchearly.com)

October 2, 2024

RE: 8676 Georgia Avenue and 8601 Cameron Street, Silver Spring  
Site Plan Application  
Pre-Submittal Community Meeting

Dear Neighbor:

On behalf of 8676 Georgia Avenue LLC, an affiliate of Roadside Development, (the "Applicant") we cordially invite you to attend a virtual meeting to review plans for the redevelopment of the properties located at 8676 Georgia Avenue and 8601 Cameron Street in Silver Spring, Maryland (collectively, the "Property"). The Property is zoned CR-5.0, C-5.0, R-5.0, H-300' and is located within the Downtown Silver Spring Overlay Zone. The Property has a combined net lot area of approximately 0.79 acres. The Applicant recently received Sketch Plan and Preliminary Plan approval for the Property. The Applicant will be submitting a Site Plan for approval (the "Application") to allow for the development of a mixed-use project containing up to 550,000 square feet, including up to 20,000 square feet of commercial use and up to 500 residential dwelling units.

**Date/Time: Thursday, October 17 at 6:30 PM<sup>1</sup>**

**Virtual Location: <https://bit.ly/4e1BrMH>**

**Dial In: 301-715-8592 Meeting ID: 829 9617 4886 Passcode: 929441**

**Presentation slides available: on October 11th at <https://bit.ly/3XhIwmF>**

*Comments can be made during the meeting via noted methods, or submitted by e-mail to [spsilber@lerchearly.com](mailto:spsilber@lerchearly.com) outside the meeting. Please note that if your computer does not have a microphone and you would like to provide comments during the meeting, you will need to use the call-in number provided above or through the Zoom Meeting comment box.*

In compliance with the County's Zoning Ordinance, this pre-submittal community meeting will be held to share our plans with you and give you an opportunity to provide input. At this meeting, the Applicant will discuss the proposal and answer any questions. The Applicant will be filing the Application with the Maryland-National Capital Park and Planning Commission ("M-NCPPC") shortly after the meeting. For more information about the development review process, please contact M-NCPPC at 301-495-4610 or visit their website at [www.montgomeryplanning.org](http://www.montgomeryplanning.org).

Because this meeting will be held virtually, we are asking you to provide your name and complete contact information for inclusion on the meeting attendee list at <https://bit.ly/4e0Wcbo>. If you would like to be added to the mailing list for future project updates, please make that selection when completing your information. The link to provide your contact information will remain available until noon on October 18th. We look forward to meeting with you (virtually) on October 17th.

Sincerely,



Stacy P. Silber

---

<sup>1</sup> You may join the meeting from your computer, tablet or smartphone. You may also dial in using just your phone.

**Pre-Submission Community Meeting Minutes**  
**8676 Georgia Avenue**  
**Site Plan**  
**October 17, 2024**

The pre-submission community meeting was held virtually through the Zoom Meeting platform, with an optional dial-in number for those not joining online. The meeting was held on Thursday, October 17, 2024, and commenced promptly at 6:30 PM.

The following representatives of the Applicant's development team attended the meeting:

Brian Corcoran	Roadside Development
Paul Kelminsky	Roadside Development
William Ikeler	Roadside Development
Bill Bonstra	Bonstra Haresign Architects
Ronnie Ali	Bonstra Haresign Architects
Michael Cutulle	Bonstra Haresign Architects
Pat LaVay	MHG
Brian Bolen	Parker Rodriguez
Trini Rodriguez	Parker Rodriguez
Katie Wagner	Gorove Slade
Stacy P. Silber	Lerch, Early & Brewer Chtd.
Vincent Biase	Lerch, Early & Brewer Chtd.

Several community members attended the meeting. Attendees were directed to sign-in on an online sign-in sheet – please refer to the attached sign-in sheet.

Ms. Silber began the meeting by introducing herself and the Applicant's team. She provided an overview of the Site Plan application currently being proposed by the Applicant, and how the Site Plan fits within the overall development review process. Next, Mr. Corcoran provided some background regarding the Applicant, including Roadside's philosophy and experience in the region. He noted that Roadside Development has significant experience with adaptive re-use. Mr. Corcoran then introduced members of the development team.

Ms. Silber provided an overview of the site and existing conditions. She noted that the subject property was recently rezoned in connection with the Silver Spring Downtown and Adjacent Communities Plan. The proposed development is consistent with that zoning and implements the recommendations of the Downtown Plan.

Mr. Corcoran provided a detailed overview of the proposed development, including the preservation and incorporation of the historic Tastee Diner car into the project. He noted that the building's architecture has been designed to respect and honor the Tastee Diner façade and promote compatible transitions to the confronting townhomes along Ramsey Avenue. The proposed building materials and design will pay particular attention to activating the streetscape to promote a pleasing pedestrian environment, as most people will experience the building from

the street level. Mr. Corcoran then highlighted how this inviting pedestrian streetscape will complement the proposed “green loop” along Cameron Street.

Ms. Silber explained that the Applicant will be required to construct up to \$3.4 million in pedestrian and bicycle related improvements in the surrounding area pursuant to the approved subdivision plan. Mr. Cutulle presented several architectural renderings, highlighting the Project’s focus on improving the streetscape along all three frontages and creating a focal element at the intersection of Cameron Street and Ramsey Avenue that will further highlight and complement the Tastee Diner façade. Mr. Cutulle also spoke to several strategic design features, such as step downs and varying building materials, intended to break up the massing of the building to relate to its surrounding context and pedestrian scale along Cameron Street and Ramsey Avenue.

At the conclusion of the Applicant’s presentation, Ms. Silber invited meeting attendees to sign-in and ask questions and/or provide comment. Representative questions and comments include:

- **How many parking spaces will be included in the development?**
  - The Applicant is still working through final calculations based on the development, and such will be included in the submitted Application materials for the project.
- **Will the development include commercial office space?**
  - No commercial office space is proposed, but retail is included on the ground floor.
- **Will there be junior one bedroom and studio apartments?**
  - The unit mix has not been finalized, but one bedroom and studio apartments will make up a portion of the proposed units.
- **What is the purpose of the prior Sketch and Preliminary Plans?**
  - The Sketch Plan and Preliminary Plan approvals established the subdivision, adequacy of public facilities, access, and massing for the proposed development.
- **Has the building been pulled back from the historic Tastee Diner car?**
  - As part of design refinements, the building has been pulled back. As a result, these modifications provide greater physical separation between the historic Tastee Diner car and the new building at the first-floor level.
- **Does the building provide opportunities for solar panels?**
  - Because of the amount of planters and green area programmed on the roof, the Applicant is not able to incorporate solar panels in this development.
- **What are the building materials?**
  - The Applicant is still refining the building material palette at this point in the planning process. Proposed building materials will be provided at the time of submission.



- **When is leasing anticipated?**
  - The Applicant anticipates a rolling lease out starting in Fall 2027 and continuing through Spring 2028.
  
- **What kind of retail is proposed?**
  - The Applicant currently envisions a neighborhood grocer on the ground floor of the building and a food and beverage user to adaptively reuse the Tastee Diner space.

The meeting concluded at approximately 6:58 PM.

**AFFIDAVIT OF COMMUNITY MEETING**

I hereby certify that a community meeting was held virtually on October 17, 2024 at 6:30 pm through the Zoom Meeting platform, with an optional dial-in number, for the Site Plan application for the 8676 Georgia Avenue and 8601 Cameron Street project located at 8676 Georgia Avenue and 8601 Cameron Street in Silver Spring, Maryland. The presentation materials were made available to the public for download on October 11, 2024, in advance of the meeting, on the previously advertised website.

I solemnly affirm that notice was properly given and the said community meeting was held in accordance with the Zoning Ordinance requirements and development procedures, as modified by the Planning Department for virtual community meetings in response to the COVID-19 public health emergency.

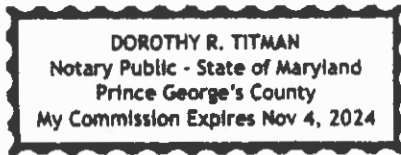
Stacy P. Silber  
Signature

October 28, 2024  
Date

Stacy P. Silber  
Print Name

Attorney  
Title

Sworn and subscribed to before me this 28<sup>th</sup> day of October, 2024



Dorothy R. Titman  
Signature of Notary Public

Dorothy R. Titman  
Printed Name of Notary Public

My Commission Expires: 11-4-24

**From:** [Bossi, Adam](#)  
**To:** [Bossi, Adam](#)  
**Subject:** FW: 8676 Georgia Avenue - Site Plan  
**Date:** Tuesday, March 11, 2025 3:58:35 PM

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----- Original Message -----

**From:** Mike English <mje213@gmail.com>;  
**Received:** Sun Mar 09 2025 21:23:47 GMT-0400 (Eastern Daylight Time)  
**To:** MCP-Chair@mncppc-mc.org <mcp-chair@mncppc-mc.org>; <mcp-chair@mncppc-mc.org>;  
**Subject:** 8676 Georgia Avenue - Site Plan

**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Artie Harris, Planning Board Chair  
and members of the Planning Board  
Montgomery County Planning Board  
2425 Reddie Drive  
Wheaton, Maryland 20902

I am writing to you to convey my continued support for Roadside Development's project to build approximately 500 homes and dozens of MPDUs on the former site of the Tastee Diner in downtown Silver Spring at 8676 Georgia Ave.

As I have mentioned to this board previously, this project is exactly the kind of thing Montgomery County needs to address our housing crisis, providing hundreds of homes near not only the metro, but the largest bus hub in our region, and one of two future downtown Silver Spring Purple Line Stations. The project will help build not only walkable homes but a walkable amenity in the form of a grocery store, builds on currently vacant land that makes it a perfect site for more people to live and for the county to collect more tax revenue, and it fits in well with the allowed height (300 feet) of the Silver Spring Downtown plan that passed a few years ago.

I couldn't make-up a better location for this many homes in the county, and the developer is making every effort to accommodate existing residents as is practicable. If this doesn't pass the threshold for approval, I can't imagine what possibly could, and that's not a road we want to start going down. I am not saying that reasonable accommodations cannot be made, but that people keep in mind that others will never be satisfied, and to react accordingly on ground that

## Attachment G

is and isn't given.

Not quite a year ago I also talked to you about how this block of Silver Spring, once lively and active, has since been quiet and semi-abandoned, in the middle of a bustling downtown. That is still true today. Foot traffic and social activity is the lifeblood of a community, on top of all the other virtues above, this project would help inject lots of vitality into the area.

This project is good for the existing community, for the county, and for the people who will live there. Moreover, as I often say, and as matters more than ever in light of all that is happening at the national level, the most progressive place in the world can't protect those that can't afford to live there, or for whom there simply isn't room. This project will help on both counts.

Please approve it

Thank you,

Mike English  
8005 13th Street  
Unit 304  
Silver Spring, MD  
20910



## Silver Spring Design Advisory Panel – October 16, 2024, Meeting Notes

Revised October 21, 2024

*This project has already received Sketch Plan and Preliminary Plan approvals. At the time of the DAP meeting the Applicant had not yet submitted the design for Site Plan review.*

### Project:

#### **8676 Georgia Avenue – Site Plan**

Applicant: Roadside Development, with Bonstra | Haresign (architect) and additional consultants

### Attendance:

#### Design Advisory Panel:

Alice Enz

Praj Kasbekar (virtual)

Qiaojue Yu (virtual)

*Note: As Bonstra | Haresign is a member of the Applicant team, Bill Bonstra recused himself from the project discussion. David Cronrath was unable to attend*

#### Staff:

Stephanie Dickel, Regulatory Supervisor, Downcounty Planning (virtual)

Atul Sharma, Assistant to the Deputy Director

Atara Margolies, Planner III

Adam Bossi, Planner III (virtual)

#### Applicant Team:

Stacy Silber, Lerch, Early and Brewer

Brian Corcoran, Roadside Development

Trini Rodriguez, ParkerRodriguez

Ronnie Ali, Bonstra | Haresign

Michael Cutulle, Bonstra | Haresign

Eli Perez, Bonstra | Haresign

Andi Adams, architectural historian

Paul Kelmisky, Roadside Development (virtual)

William Ikeler, Roadside Development (virtual)

Brian Bolen, ParkerRodriguez (virtual)

Liz Rogers, Lerch, Early and Brewer (virtual)

Patrick LaVay, MHG (virtual)

## Meeting Notes:

### Summary of previous DAP discussions:

The Applicant presented changes to the project design since the last presentation to the DAP in October 2023. Key changes include the expansion of the open space adjacent to the diner cab (formerly Tastee Diner), additional shaping of the tower via setbacks and massing refinements, the new design for the amenity levels at the top of the building, and continued development of the façade design. The DAP continues to be concerned about the façade of the garage facing Cameron Street, the façade of the building facing Georgia Avenue both from the ground level and as one approaches the building, and the lack of information about materials that the team is considering. The DAP found the renderings submitted with this application darker, harder to read and less engaging than the images in previous submissions.

### Outdoor Space on Cameron Street

The Applicant presented the expanded outdoor space that is between the residential entrance to the tower and the diner cab, along the Cameron Street frontage. The space is segmented into three programmatic areas– residential entry, green buffer space, and outdoor seating area. The DAP appreciated the inclusion of this plaza space and requested the Applicant to further explore means to physically connect and programmatically integrate the spaces. The DAP requested the Applicant to provide further images and details about this space as is noted as the end of these meeting notes. The DAP generally liked the scale of the enlarged space.

### Georgia Avenue Façade

As in previous DAP discussions about this project, members of the DAP expressed disappointment that the Georgia Avenue frontage is not presenting as a primary frontage to the building. In addition, ground floor plans now show an elevator core with the blank back wall of the core facing Georgia Avenue. The Applicant explained about the many constraints for the grocer tenant they hope to bring in for the ground floor space, but the DAP reiterated that this is the main north-south road in Silver Spring and that many people will only view the building from Georgia Avenue. It was acknowledged that it is a narrow frontage, and the DAP understands that the main entrances are from Cameron Street, but strongly feel that the Georgia Avenue frontage needs more attention.

In addition, the DAP noted that the views toward the building from the north along Georgia Avenue are quite different than the views from the south. From the north it appears as if the vertical tower is the primary massing element, but from the south it appears as if the long bar along Cameron Street is primary. The DAP asked the Applicant to define more clearly, through materials or articulation of the façade, which massing is primary, and which is secondary so that the building makes a clearer statement. It was also noted that the articulation of the top of the building cannot be seen from Georgia Avenue, which is a primary view that should be considered. The DAP is supportive of the

approach to façade articulation around the other sides of the building and noted that the Cameron Street side is particularly successful with the exception being the façade of the parking garage as explained below.

## Parking Garage Façade

The DAP is concerned about the current presentation of the parking garage façade that faces Cameron Street and that “hangs” above the Diner cab. The DAP feels the treatment of the façade that faces Ramsey Avenue is more successful. The Applicant expressed the desire to make a statement and create a “backdrop” for the diner, and the DAP did not disagree with this intent, but asked the Applicant to consider alternate materials, and to relate the design of the “backdrop” to the rest of the building façade more strongly. This portion of the façade appears to be metal panel and mesh screen and the DAP was not supportive of this approach. The Applicant noted during the discussion about the parking garage façade that this garage is designed as an open-air garage but did not go into detail about how that influences the façade design.

## Materials

Overall, the DAP felt that it was very difficult to understand what materials the Applicant is considering from the images submitted. The DAP requested that the Applicant bring material samples or at least images of materials to the next DAP presentation.

## Panel Recommendation

The DAP agreed that the Applicant needs to return to the panel during the Site Plan process with drawings and 3D views that respond to the comments above and include the exhibits below in addition to what is required for a DAP submission:

- Detailed plan(s) with spot elevations and dimensions of the ground floor of the building, specifically focusing on the Georgia Avenue and Cameron Street frontages and the open space at the Diner cab. Any additional exhibits that help explain why the elevator core is located where it is would be helpful to the DAP.
- 3D views of the open space at the Diner cab from several perspectives so that the DAP can understand the experience in this space and relationships of different program elements.
- Renderings that more clearly represent the design direction of the scheme with regard to materials and colors.
- Material samples, or high-quality images of materials and the overall palettes under consideration.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION



2425 Reedie Drive  
Floor 14  
Wheaton, MD 20902



MontgomeryPlanning.org

## Silver Spring Design Advisory Panel – January 27, 2025, Meeting Notes

Revised March 17, 2025

*This was the second time that the applicant appeared at the DAP as part of the Site Plan review process.*

### **Project:**

#### **8676 Georgia Avenue**

Applicant: Roadside Development, with Bonstra | Haresign (architect) and additional consultants

### **Attendance:**

#### Design Advisory Panel:

David Cronrath (in-person)

Alice Enz (virtual)

Praj Kasbekar (virtual)

Qiaojue Yu (virtual)

*Note: As Bonstra | Haresign is a member of the applicant team, Bill Bonstra recused himself from the project discussion.*

### Staff:

Robert Kronenberg, Deputy Director

Atul Sharma, Assistant to the Deputy Director

Atara Margolies, Planner III

Adam Bossi, Planner III

Elza Hisel-McCoy, Downcounty Planning Chief (virtual)

Stephanie Dickel, Regulatory Supervisor, Downcounty Planning (virtual)

Dan Bruechert, Historic Preservation Planner III (virtual)

### Applicant Team:

Stacy Silber, Lerch, Early and Brewer

Brian Corcoran, Roadside Development

Daniel Seidman, Bonstra | Haresign

Ronnie Ali, Bonstra | Haresign

Michael Cutulle, Bonstra | Haresign

Brian Corcoran, Roadside Development

Paul Kelminsky, Roadside Development

William Ikeler, Roadside Development  
Brian Bolen, ParkerRodriguez



Bill Bonstra, Bonstra | Haresign (virtual)  
Andi Adams, architectural historian (virtual)  
Trini Rodriguez, ParkerRodriguez (virtual)  
Liz Rogers, Lerch, Early and Brewer (virtual)  
Sara Grant, The Wilkes Company (virtual)  
Pat LaVay, MHG (virtual)

## Meeting Notes:

### Project Background

The applicant team presented to the DAP in October 2024. At the close of that meeting the DAP requested that the team return at the next opportunity and specifically bring exhibits to illustrate the following: the location of the elevator core and why there cannot be a door on Georgia Avenue, open space design around the Diner cab including dimensions, spot elevations and 3D views, material samples, and renderings that more accurately reflect the design direction of the scheme with regard to color/material.

### Georgia Avenue Façade/Elevator Core

The applicant team explained that given the tenant requirements for the large tenant they are negotiating with for the ground floor space, the retail entrance is located on Cameron Street as close as it can be to the corner. The team brought a few options of how to treat the corner façade, given that there is no entrance on Georgia Avenue, but the Design Guidelines prioritize transparency and façade activation, particularly on key Downtown Boulevards like Georgia Avenue.

The 3 schemes varied in levels of transparency. Two options presented fully transparent glass at the corner, and one option included only translucent/frosted glass. Both transparent options included LED lights in different patterns behind the glass to provide a greater sense of activation. In all options a larger and more expressive entrance canopy was included which will draw attention to the retail entrance on Cameron Street. In all schemes the elevator core appeared as a “box” inside the vestibule, which provided an opportunity to treat it with a bright color to lend more interest to the element.

The DAP members were largely in favor of making the corner as transparent as possible. The DAP also suggested that the brick from the Cameron Street base come around the corner somehow to the Georgia Avenue façade, which would make the transparent corner stand out more. There was a general sense that these options improved the design, but there was still too much discontinuity from the base along Cameron Street to the small portion that faces Georgia Avenue.

## Parking Garage Façade

There was still a good deal of concern over the darkness and the massing of the garage façade that protrudes from the building above the Diner cab and how the strong horizontal nature of this massing might overpower the small horizontal diner. This concern was echoed by nearly every member of the DAP. The applicant team noted that HPC was supportive of the façade design, however Planning Staff reiterated that HPC's comments on the façade are advisory, and not regulatory because the new building façade is not the historic component of the project.

## Panel Recommendation

The DAP acknowledged that the applicant team has worked very hard until this point to move the project along and respond to the DAP. The DAP determined that they would ask the applicant team to return in February but would limit the scope of the discussion at that meeting. The DAP provided the following specific direction to the applicant at the conclusion of the meeting and staff provided a written record of this via email to the applicant team:

- Georgia Avenue corner:
  - Incorporate the brick material from the base along Cameron Street on the base of the Georgia Avenue façade so that it reads as one building base that is broken by the transparent glass treatment at the Georgia/Cameron corner. Proceed with one of the corner entrance options (scheme B or C) that has transparent glass at the corner. Bring the vertical bay expression from Cameron Street onto the Georgia façade as much as feasible.
- Garage façade:
  - If possible, lighten the metal panel garage façade that is directly behind/above the Tastee Diner car. This may be done through a change in material, a change in the design of the existing metal panels, or any number of other strategies. The idea is to lessen the feeling of a dark, heavy, horizontal mass hanging over the Diner.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION



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MontgomeryPlanning.org

## Silver Spring Design Advisory Panel – February 19, 2025, Meeting Notes

Revised March 17, 2025

*This was the final time that the applicant appeared at the DAP as part of the Site Plan review process.*

### **Project:**

#### **8676 Georgia Avenue**

Applicant: Roadside Development, with Bonstra | Haresign (architect) and additional consultants

### **Attendance:**

#### Design Advisory Panel:

David Cronrath (in-person)

Alice Enz (virtual)

Praj Kasbekar (virtual)

Qiaojue Yu (virtual)

*Note: As Bonstra | Haresign is a member of the applicant team, Bill Bonstra recused himself from the project discussion.*

### Staff:

Elza Hisel-McCoy, Downcounty Planning Chief

Paul Mortensen, Senior Urban Designer, Director's Office

Atara Margolies, Planner III

Dan Bruechert, Historic Preservation Planner III

Adam Bossi, Planner III

Stephanie Dickel, Regulatory Supervisor, Downcounty Planning (virtual)

Atul Sharma, Assistant to the Deputy Director (virtual)

### Applicant Team:

Stacy Silber, Lerch, Early and Brewer

Brian Corcoran, Roadside Development

Daniel Seidman, Bonstra | Haresign

Ronnie Ali, Bonstra | Haresign

Brian Corcoran, Roadside Development

Paul Kelminsky, Roadside Development

William Ikeler, Roadside Development

Bill Bonstra, Bonstra | Haresign (virtual)

Michael Cutulle, Bonstra | Haresign (virtual)  
Andi Adams, architectural historian (virtual)  
Brian Bolen, ParkerRodriguez (virtual)  
Trini Rodriguez, ParkerRodriguez (virtual)  
Liz Rogers, Lerch, Early and Brewer (virtual)  
Sara Grant, The Wilkes Company (virtual)

## Meeting Notes:

### Project Background

The applicant team presented changes to the project since the last presentation to the DAP in January 2025. At the January meeting, the DAP agreed that the applicant should only focus on two key issues: the Georgia Avenue façade design, and the façade of the garage portion that overhangs the Diner cab along Cameron Street.

### Georgia Avenue Façade

At the January DAP, the applicant team presented a few options for how to make the Georgia Avenue/Cameron Street corner more transparent, even as there is no door on Georgia Avenue. The DAP continued to stress that in addition to transparency, the Georgia Avenue façade does not feel connected to the base along Cameron Street. The DAP asked for the applicant to return with some options for how to extend the brick that is featured at the base of the building along Cameron Street around to Georgia Avenue to “ground” that façade and make it feel as if it is part of the base of the building. The DAP also was unsatisfied with the garage façade that faced Georgia Avenue and they asked the applicant to continue working on that.

The applicant presented options for how to bring the materials and panel treatment from Cameron Street around to Georgia Avenue. Both options included brick at the bottom of the façade where it meets the ground, but they differed in their approach to the garage façade panel design. The DAP preferred Scheme B. This scheme brings the brick bays with metal panels that are a prominent feature of the base façade along Cameron Street around to the Georgia Avenue side, while allowing the base to be fully transparent at the corner. The DAP felt this scheme was the most cohesive, while emphasizing the Georgia Avenue and Cameron Street corner.

### Parking Garage Façade

The DAP was concerned about the current presentation of the parking garage façade that faces Cameron Street and that “hangs” above the Diner cab and requested that the applicant team explore ways to lighten that façade.

The applicant explored a slightly lighter metal panel and presented that option to the DAP. The applicant also lengthened the vertical elements of the façade, and brought renderings that represented more accurately how the underside of the soffit of that portion of the garage would be finished with a light wood panel, which would “lighten” the overall effect.

The DAP agreed that adding an additional color to the palette would complicate things, and that the more accurate renderings in addition to emphasizing the vertical elements improved their understanding of this portion of the building.

### Panel Vote

The DAP moved to vote on the project meeting the expressed goals of Design Excellence. All four voting DAP members voted in favor of approval, thus granting the project the 10 required points.